



R01-17-C-010

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Lynn, MA 01901

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Judith Flanagan Kennedy
Mayor

James M. Cowdell
Executive Director

Charles J. Gaeta
Chairman

EDIC/Lynn
Economic
Development
& Industrial
Corporation of Lynn

LMFC
Lynn Municipal Finance
Corporation

December 21, 2016

EPA Region 1
Frank Gardner
5 Post office Square
Suite 100, Mail Code OSRR7-2
Boston, MA 02109-3912

RE: FY2016 EPA Brownfields Cleanup Grant Application

On behalf of the Economic Development & Industrial Corporation (EDIC) Lynn, I am pleased to submit the FY'2017 EPA Brownfields Cleanup Grant Application for the Former Gas Station and Automotive Service Facility site at 870 Western Avenue in Lynn, Massachusetts.

Located in Essex County and approximately 8 miles north of Boston on the Atlantic coast, the City of Lynn is an aging, densely populated former industrialized city, which has suffered from job losses, crime, health issues and abandoned Brownfields properties. Designated by the state as an Economic Target Area (ETA) and Economically Distressed Area (EDA), due to the loss of jobs and business closures over the last 40 years, the target area is also hampered by Brownfields sites in the target area that contribute to blight and decreased morale. A high population of children, minority and low income residents live in the target area and are victim to potential health issues, crime and hopelessness associated with these derelict Brownfields properties and plumes of contamination.

EDIC Lynn is seeking the grant to clean up the petroleum contamination at the Site which will pose a health threat to the target area if not remediated. Cleanup of this site and redevelopment into housing fits within our Downtown revitalization plan

- a. **Applicant Identification:** Economic Development & Industrial Corporation (EDIC) Lynn, Lynn City Hall, Room 307, Three City Hall Square, Lynn, MA 01901. EDIC/Lynn was established under a state mandate in 1977 and functions as the City of Lynn's development bank.
- b. **Funding Requested:**
 - i.) **Grant Type:** Cleanup
 - ii.) **Federal Funds Requested:** \$200,000
 - iii.) **Contamination:** Petroleum
- c. **Location:** Lynn, Essex County, Massachusetts

d. Property Location: 870 Western Avenue, Lynn, Massachusetts 01901

e. Contacts:

- i.) Project Director: James M. Cowdell, Executive Director, EDIC Lynn, Lynn City Hall, Room 307, Three City Hall Square, Lynn, MA 01901. Mr. Cowdell can be reached via telephone at (781) 581-9399; fax (781) 581-9731 or email jcowdell@ediclynn.org.
- ii) Chief Executive/Highest Ranking Elected Official: The responsible Chief Executive is Mr. James M. Cowdell, Executive Director (contact information above)

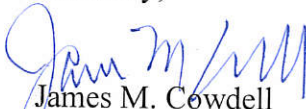
f. Population: 92,457

g. Cleanup Other Factors Checklist: Attached

h. Letter from State Authority: Attached

We anticipate that the this successful Brownfields program will stimulate investment, attract new sustainable businesses, create jobs, protect the environment, and improve the quality of life for residents in the target area. Thank you for your consideration of the EDIC Lynn's Brownfields Assessment Grant Application.

Sincerely,


James M. Cowdell
Executive Director

2.A. Cleanup Other Factors Checklist

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

2.B. Letter from State



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

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

December 6, 2016

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
EDIC/Lynn, Application for EPA Cleanup Grant Fund, 870 Western Avenue

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Lynn Economic Development and Industrial Corporation (EDIC) under the Fiscal Year 2017 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. EDIC is submitting an EPA Cleanup grant proposal for property located at 870 Western Avenue in Lynn, Massachusetts. The property is listed as a disposal site with the Massachusetts Department of Environmental Protection (MassDEP) for the release of petroleum compounds which is documented under Release Tracking Number (RTN) 3-0001933. The EDIC plans a residential development for the property.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. 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 provide the support to EDIC that will be needed to help make this project a success.

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

Sincerely,

Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: James Cowdell, Executive Director, EDIC/Lynn
Tracey Costa, LSP, Ransom Environmental
Joanne Fagan, Brownfields Coordinator, MassDEP Northeast Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

3. Narrative Proposal

1. **COMMUNITY NEED** (15 points)

1.a. Targeted Community and Brownfields (7 points)

Community and Target Area Descriptions

This EPA Brownfields Community-Wide Assessment Grant Application focuses on an important target area of Lynn, Massachusetts-the **Downtown**. Located in Essex County and approximately 8 miles north of Boston on the Atlantic coast, the City of Lynn is an aging, densely populated former industrialized city, which has suffered from job losses, crime, health issues and abandoned Brownfields properties. Lynn is a Massachusetts “Gateway City”, which offered good jobs and “gateway” to the American Dream, but now suffers from the loss of manufacturing jobs over several decades. Designated by the state as an **Economic Target Area (ETA)** and **Economically Distressed Area (EDA)**, due to the loss of jobs and business closures over the last 40 years, the target area is also hampered by over 150 Brownfields sites that contribute to blight and decreased morale. Despite industrial expansion in the early 20th century, Lynn’s fortune began to decline in the latter half of the century, and was plagued by an increase in crime. Lynn’s problems were exacerbated by several large fires in the late 1970s and early 1980s, destroying 17 Downtown buildings undergoing redevelopment. Our population in the target area is 65% minority, including an influx of refugees, with a poverty rate that exceeds city, state and national averages, resulting in environmental justice concerns, further burdened by high unemployment and low education rates that hinder home ownership. A high population of children, minority, and low income residents live in the target area and are victim to health issues and crime. The target area is the “urban core” of the City includes former tanneries, factories, dry cleaners, gas stations, and automotive facilities. Public housing and schools are clustered within the Downtown. One of these Brownfields sites is the former **Gas and Auto Service Station site** at 870 Western Avenue, with a plume of petroleum and a decrepit abandoned building. EDIC Lynn intends to clean up the Site for redevelopment as housing, which fits into our Revitalization Plan for the target area.

Demographic Information and Indicators of Need

Table 1. Demographic Information¹

	Target Area	City	State	National
Population	26,811	92,457	6,794,422	314,107,084
Unemployment	7%	4.6%	4.0%	5.0%
Poverty Rate	26%	21.0%	11.4 %	15.6%
% Minority	62.6%	42.4%	16.8 %	37.2%
Median Household Income	\$17,453	\$47,195	\$66,866	\$53,482
Language other than English spoken in home	62%	47%	21.9%	20.9%
% Children	30.6%	24.9%	20.8%	23.3%
% Elderly	14.4%	16%	14.4%	14.9%
% Women of Child-bearing age	26.6%	25.2%	24.7%	46.1%
High School Graduate	44%	80.0%	89.4%	86%
Renter-Occupied Housing	66.1%	52.6%	41.6%	25.9%
Owner Occupied Housing	27.9%	47.4%	56.1%	56.3%

¹ Table 1 data was obtained from the US Census, American Factfinder, Commonwealth of Mass. Executive Office on Labor and Workforce Development, Bureau of Labor Statistics and EPA EJScreen.

High Unemployment Rate: Lynn's rate (4.6%) exceeds both state (4%) and national levels (5%) and the rate in the target area (7%) exceeds all three. Poverty Rate: Our poverty rates in the target area (26%) and the City (21%) are much higher than the state (11.4%) and national (15.6%) rates. (26% poverty rate). Minority Population: The minority population in the target area (65%) and City (42.4%) is much higher than state (16.8%) and national (37.2%) rates, reflecting environmental justice concerns. The minority population in the target area includes over 40% Hispanic (Puerto Rican, Central American, Cuban and South American), over 15% Black, 10% Asian, and the remaining a mix of other cultures. Median income far below State and Federal Averages: Median income in the target area is \$17,453, while City, state and national median incomes range between \$47,195 and \$66,866. Linguistic Isolation: The high populations of residents in the target area (62%) and City (47%) speak a language other than English at home, as compared to state (21.9%) and national (20.9%), reflective of linguistic isolation concerns. Children: There is a higher population of children in the target area (30.6%) and City (24.9%), as compared to state (20.8%) and national (23.3%) levels. Elderly: Although the population of elderly in the target area (14.4%) is similar to state (14.4%) and national rates (14.9%), the higher population in the City (16%) are still impacted by the crime in the target area. Women of child-bearing age: Percentages in the target area (26.6%) and City (25.5%) exceed state (24.7%) rates. High School Graduates: The percentage of high school graduates in the target area (44%) is almost twice lower than the City (80%) and even lower than state (89.4%) and national (86%) rates. Renters and Home ownership: Renter-Occupied housing in the target area (66.1%) and City (52.6%) exceed state (41.6%) and national (25.9%) rates and owner-occupied housing in the target area (27.9%) and City (47.4%) is much lower than state (56.1%) and national percentages (56.3%).

Brownfields and Their Impacts

With a population of close to 27,000 inhabiting less than a one-square mile area within the target area, sensitive populations, especially children, women of child-bearing age, minorities and low-income residents, experience a heightened exposure risk to contaminants from the surrounding Brownfields sites. According to MassDEP², the number of state-listed release sites in the City is 470, and includes over 200 known environmental releases and at least 150 Brownfields sites in the target area. Our children in the target area are highly susceptible to Brownfields-There are 8 licensed day care centers and 4 schools in the target area. Housing parcels in the target area are less than ¼ acre in size and clustered among these Brownfields sites. The former Western Ave. gas & automotive service station site has been abandoned for over 5 years, with a plume of petroleum contaminated groundwater that has not been cleaned up. This plume can accumulate in groundwater and under homes and contaminate indoor air. Fill has been historically used in the in the target area and is likely to contain hazardous materials, including lead, coal ash and wood ash. Buildings at the Brownfields sites, including the **Former Gas and Auto Service Station** at 870 Western Ave., are likely to contain lead paint, asbestos and PCBs. Furthermore, this site is depressing the real estate values of the surrounding residential properties and turns away new residents, since many are afraid to have their children live near this Brownfields site.

1. b. Welfare, Environmental and Public Health Impacts (4 points)

Welfare Impacts

² Massachusetts Department of Environmental Protection

Environmental justice concerns are very real-Lynn's poorest, homeless, and minority residents live along blighted, abandoned and contaminated properties in the target area, which detrimentally affect the wellbeing of the community. The City's school age students lag behind the statewide average in school achievement as measured by the state. Our environmental concerns extend to refugees-"Nearly 90 percent of all refugees to Massachusetts end up in one of four communities: **Lynn, Worcester, Lowell, and Greater Springfield**³. These sites promote an overall community feeling of hopelessness, despair, and danger, and also provide an opportunity and haven for mischief, crime, and drug use. In 2015, there were 876 incidents of crime in the target area. There is an opioid epidemic in the city- In 2014, the state Dept. of Public Health reported that Lynn had the 5th highest per capita opioid overdose fatality rate in the state. In March 2015, six people overdosed on heroin within a 48-hour period on Newhall Street⁴ located in the target area. Trespassers, including drug users, use abandoned buildings at these Brownfields sites-*According to the Massachusetts Department of Public Health (DPH), intravenous drug users in Lynn that are admitted to DPH funded treatment programs are almost double the state rate and alcohol and other drug related hospital charges exceed the state rate by over 25%*. Our city, school, and nonprofit efforts struggle to meet the demand for literacy, English language learning, safe and affordable housing, and job skills training or job opportunity, as demonstrated by a Head Start waiting list of over 1000, and 1500 on the list for English literacy class openings. Other factors include impacts to mental health well-being, highlighted by the high number of suicide calls (387) in 2015. The City is comprised of a vast array of ethnic backgrounds with residents from over 40 countries and speaking just as many languages, primarily from Caribbean countries, Africa, Eastern Europe, Central America and South Asia, which comprise the high population of minorities in the target area and require City support to meet their health, financial, and cultural needs.

Cumulative Environmental Issues

According to EPA EJScreen, the traffic volume in the target area is over twice the state average and particulate matter exceeds the state average, contributing to detrimental air quality in the target area. In the midst of clustered housing of low income families, the priority Brownfields sites lay fallow and continue to threaten the target area with harmful chlorinated solvents, heavy metals and petroleum, along with hazardous building materials. Coal and wood were historically used for heating purposes and subsequently used as fill materials in the target area, resulting in polycyclic aromatic hydrocarbon (PAH) and lead contamination in soil. EPA EJ Screen also shows that lead paint is present in buildings within the target area at a higher rate than the state average-Flaking lead paint from these buildings can accumulate in surrounding soils of the homes, school yards, day care centers and backyard gardens. If not cleaned up, the petroleum release from the Former Gas and Auto Service Station at 870 Western Ave. will continue to spread to groundwater and under residential homes and to indoor air. Since the target area includes coastline, extreme storm events and tidal surges can result in flooding of the target area and cause contaminants from to upwell into homes and also migrate to the shellfish beds and fishing areas of the easterly Lynn Harbor and Nahant Bay. There are 200 listed EPA-regulated facilities⁵, with over 175 in the target area, and include 100+ RCRA facilities, with emissions that may impact the air in the target area. Particulate matter in the target area is in the 70-80 percentile⁶

³ WGBH News

⁴ Boston Globe, March 15, 2015

⁵ EPA Envirofacts

⁶ EPA EJSCREEN

Cumulative Public Health Impacts

There is evidence of heightened levels of disease in the City. *According to the Massachusetts Department of Public Health (DPH), rates of lung cancer, bacterial pneumonia, asthma, tuberculosis and cardiovascular disease in Lynn are higher than state averages.* **Chlorinated solvents** at the abandoned Whyte's Laundry site include vinyl chloride⁷ and PCE, classified by EPA as carcinogens and exposure can result in illness and death⁸. Fill materials contain **PAHs**, some of which are carcinogenic and include **lead**. If not properly assessed and characterized, these soils can be used for gardening or eaten by children in their yards or at day care centers. Abandoned buildings are likely to contain lead paint (present in the City's 90-95 percentile⁹). The majority of residents in the target area live primarily in rental properties made up of old housing stock and children are likely to be exposed to lead paint. *According to the Massachusetts Dept. of Public Health (DPH), Lynn is a high risk community for childhood lead poisoning.* Lead is toxic to the heart, kidneys, intestines, and more notably to the skeletal and nervous systems, and can interfere with both bone growth and nervous system development. **Asbestos** in abandoned buildings may cause asbestosis, lung cancer and mesothelioma¹⁰. Lead and polychlorinated biphenyls (**PCBs**) may be present in old housing stock prevalent in the target area. Exposure to PCBs produces both carcinogenic and non-carcinogenic effects, including rare liver cancers and melanoma¹¹. Contaminant releases from Former Gas and Auto Service Station at 870 Western Ave. have resulted in releases of **petroleum hydrocarbons**, including benzene, which are carcinogenic and may cause leukemia and other cancers¹². The incidence of multiple cancers in the City is higher than expected as compared to statewide averages¹³.

1.c. Financial Need (4 Points)

1.c.i. Economic Conditions (2 Points)

With a burden of high unemployment, reduced tax base and high number of Brownfields sites that deter redevelopment, the toll has placed an immense burden on the City. The high crime rates in the target area require exceedingly high policing efforts-there is no budget to meet the additional policing. In 2014, the amount of new foreign born student admissions nearly doubled over the previous two years and saw more than 600 new admissions. "Lynn Public Schools face an \$18.6 million gap between available funds and the money the state requires the district to spend to provide students an adequate education"¹⁴. According to 2016 estimates from the Massachusetts Budget and Policy Center, the City is one of 5 cities in the state with the most significant drop in state education aid from what would have been expected. Lynn's FY 2017 budget, which just began on July 1, 2016, is already projected to be \$4.2 million in deficit. For this fiscal year, 2016, the City of Lynn has 185 properties in tax title status, which translates into over \$500K in lost taxes, along with over \$550K being prevented from budgetary inclusion or disposition. The General Electric (GE) plant, located in the target area, continues to downsize its operations in Lynn, eliminating 59 jobs in January 2016 and adds to the disappearance of 13,000 jobs from GE since 1985. Approximately 78.6% of the City's students receive a free or reduced price lunch, an

⁷ EPA Air Toxics-Vinyl Chloride

⁸ Agency for Toxic Substances & Disease Registry (ATSDR).

⁹ EPA EJScreen

¹⁰ Asbestos Health Effects. USEPA.

¹¹ Health Effects of PCBs. USEPA.

¹² ATSDR

¹³ Cancer Incidence in Massachusetts 2008-2012. Mass. Dept. of Public Health. June 2016.

¹⁴ Lynn Journal. August 22, 2016

indication of the high prevalence of students from low-income families, which is very real in the target area. Unemployment in the target area is higher than city, state and national rates, and unlikely to improve without an influx of new jobs and training within the City, along with improved transportation to jobs in Boston.

1.c.ii. Economic Effects of Brownfields (2 Points)

Given the density of the population in Lynn (92,457 people in 11 square miles), the large number of Brownfields (over 50 in the target area), the connection between urban blight and poverty in the City is clear. Foreclosures and abandoned properties: As of October 2016, there are 260 foreclosed properties¹⁵ in the City, over 1/3 of which are in the target area. These sites have an “additive effect” in the target area, since planned City redevelopment is being hindered, due to unknown contamination, resulting in declining property values and tax revenues. Furthermore, the City’s Inspectional Services Dept. has limited staff to inspect deteriorating properties and make sure they are boarded up and free of trespassers, which is costly in labor and materials. The reassignment of these city staff leads to a backlog of permits for new development and frustrated developers. Cycle of rentals: Financially burdened residents in the target area are barely able to meet their monthly rents and home ownership is out of reach, reflected by the high rental and low ownership rates in the target area. Crime: In 2015, there were 210 incidents of street or commercial robbery with firearm, 51 assaults with firearm, and 2 murders in the target area-these statistics prevent homeowners from maintaining their properties and driving away potential developers and new residents. Burden on City services: Low education rates, high unemployment and linguistic isolation tend to “trap” many of the residents in the target area and require additional City services to provide relief for language services, free lunches and after-school programs in our strapped schools. Furthermore, our understaffed police and fire personnel are strained by responding to the heightened crime. Health care needs: The City’s Health Dept. staff needs additional funding to offer free clinics and relies on the overcrowded non-profit community health care centers to support minority, poor, unemployed and underinsured-“From 1994 to 2015, Lynn Community Health Care Center (LCHC) experienced dramatic growth in the number of total health center patient visits from 62,000 to 252,000 visits. Since 2006, LCHC has consistently seen over 400 new patients every month”. Lost jobs: The former commercial and industrial facilities that occupied the target area represent thousands of lost jobs.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (30 points)

2.a. Project Description (18 points)

2.a.i. Existing Conditions (3 points)

The Site is located at the northeast corner of the intersection of Western Avenue and Murphy Avenue in the City of Lynn, Essex County, Massachusetts, and consists of one parcel of land encompassing a total of approximately 12,288 square feet (SF), and identified by the Lynn Assessor’s Office as Tax Map 19, Block 794, Lot 16. The Site is currently developed with one building (the “Site building”); an approximate 363 SF one-story commercial building, constructed in 1952. The Site building is abandoned and secured and may hazardous building materials. The remainder of the Site not covered by the footprint of the Site building consists of asphalt-paved and concrete areas and areas overgrown by vegetation. The Site is located in a mixed commercial and residential area of Lynn. The Site is abutted to the east by residential development; to the north

¹⁵ Zillow.com listing of foreclosures

by Murphy Avenue, beyond which is A&J Auto Repair; to the west by Western Avenue, beyond which is residential development and S&S Auto Repair; to the south by Minot Avenue, beyond which is Western Ave. Auto Body of Lynn, Inc./Western Ave. Auto Body & Tire.

An area of petroleum contaminated soil is located at the southern portion of the Site and measures approximately 30 feet by 30 feet in area (900 SF), to a depth of 15 feet below ground surface (13,500 cubic feet/500 cubic yards/750 tons). A plume of contaminated groundwater extends southwesterly from the area of contaminated soil and towards Western Ave, beyond the Site property boundary.

2.a.ii. Proposed Cleanup Plan (10 points)

Cleanup will be conducted in accordance with the state environmental cleanup regulation, the Massachusetts Contingency Plan (MCP)¹⁶ under the management of the Town's selected Qualified Environmental Professional (QEP) and performed by licensed contractors. Cleanup plans will be discussed and integrated in the Community Relations Plan (CRP) and presented at Public Meetings. The cleanup plan will incorporate EPA Principles for Greener Cleanups and the Town will also require contractors to employ operational practices, such as engine idle reduction practices and recycling. We will strive to utilize local receiving facilities for remedial waste. The Cleanup Plan is outlined, as follows:

1. **State Cleanup Reporting:** MCP reports will be prepared in adherence to state regulations. A Revised Phase III Remedial Action Plan (RAP) and Revised Phase IV Remedial Implementation Plan (RIP) will be prepared by the QEP's selected Massachusetts Licensed Site Professional (LSP)¹⁷. The Phase IV RIP will outline the proposed cleanup plan and Status Reports will be prepared. Subsequent to the completion of cleanup activities, a Permanent Solution Statement (PSS) will be prepared. The PSS will include a human health risk characterization, to assess risks for future residential receptors at the Site and the surrounding target area. These reports will be submitted to MassDEP.
2. **Permits:** All local, state and federal permits will be obtained prior to the implementation of cleanup activities, including a state trenching permit.
3. **Site Security:** A 6-foot high chain link fence, equipped with a gate and filter fabric, will be installed and maintained during cleanup activities.
4. **Health & Safety:** A Health & Safety Plan will be prepared, prior to the implementation of cleanup activities, and all site personal will be properly licensed and/or certified to conduct cleanup activities, including OSHA HAZWOPER certifications.
5. **Stormwater Controls:** Erosion and sedimentation controls (silt fences, hay bales, temporary mulching, and/or erosion-control fabric in scour-prone fill areas, etc.) will be installed.

¹⁶ The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.

¹⁷ In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

6. **Dust Suppression & Monitoring:** In addition to the placement of filter fabric at the security fence, a water truck will be mobilized at the Site to apply a water mist to building materials and soils during cleanup activities, as a measure to mitigate dust impacts to the surrounding residential neighborhood. Dust monitoring will be conducted.
7. **Building demolition:** Demolition of the abandoned Site building will be conducted, which is required to access petroleum-contaminated soil within and outside of the building
8. **GPR Survey:** A ground penetrating radar survey will be conducted prior to the commencement of cleanup activities, to assess the presence of underground utilities, along with any underground abandoned piping and/or anomalies.
9. **Soil screening:** Field-screening of soils for volatile organic compounds (VOCs) during excavation will be conducted using a photoionization detector (PID). The extent of soil excavation will be guided by PID readings, along with visual and olfactory evidence of petroleum contamination.
10. **Soil excavation:** Approximately 750 tons of soil will be excavated. Soil will be placed into lined and covered rolloffs; live-loaded; or, temporarily stored as stockpiles, which will be lined and covered by 6-MIL thickness polyethylene sheeting.
11. **Dewatering:** Dewatering is not anticipated. However, if dewatering is required, dewatered groundwater will be transferred to a fractionation tank and disposed off-Site. Otherwise, dewatered groundwater may be treated on site, using granulated activated carbon units and discharged to the municipal sewer, pursuant to discharge permit requirements. Groundwater will be sampled and analyzed for appropriate discharge and/or receiving facility analytical requirements.
12. **Soil Disposal:** Petroleum-contaminated soil will be sampled and analyzed for a suite of analytes required by the receiving facility for acceptance. Soils will be transported under a waste manifest and/or bill of lading to the closest state soil recycling facility.
13. **Post-Remediation Soil Sampling:** Post-excavation soil sampling will be conducted, which will include the collection of soil samples for laboratory analysis of Volatile Petroleum Hydrocarbons (VPH) and Extractable Petroleum Hydrocarbons (EPH) and target analytes. These are the petroleum analytes recommended by the MassDEP to characterize risks posed by the release of petroleum products to the environment¹⁸. Additional sampling will be conducted for total lead (to assess leaded gasoline) and ethylene dibromide (EDB), a gasoline additive. Soil samples will also be collected to support the remedial injection bench scale treatability study and/or pilot test, if needed.
14. **Remedial Injections:** Pending the results of post-excavation groundwater monitoring, remedial injections may be considered to reduce groundwater concentrations.
15. **Post-Remediation Groundwater Monitoring:** Post-cleanup groundwater monitoring will be conducted and samples will be analyzed for the constituents listed in Item #10, along with any geochemistry analytes to address monitoring of remedial injections.

¹⁸ Characterizing Risks Posed by Petroleum Contaminated Sites: Implementation of the MADEP VPH/EPH Approach. Final Policy. Oct. 31, 2002

Dissolved lead samples will be field-filtered. Up to 2 groundwater monitoring events will be conducted.

16. Equipment Decontamination: All cleanup equipment, including trucks and rollofs, will be properly decontaminated, prior to departing the Site.

17. Site Restoration: To reduce costs and meet the grant cost share requirement, City of Lynn personnel will conduct backfilling, using City-supplied equipment and clean soils. The soils will be sampled and submitted for laboratory analysis of petroleum constituents and disposal characteristics, prior to backfilling, to ensure that backfill materials are not contaminated.

2.a.iii. Alignment with Revitalization Plans (5 points)

The overarching goal of the revitalization plan is to identify, assess, remediate and redevelop Brownfields properties within the target area. Our approach to economic vitality is to invest in the skills and resources of people living at or below the poverty level; and invest in new business growth, to **grow an economic/jobs base**¹⁹ and develop a vibrant residential base. We will offer accessible “birth to career” educational opportunities, and **equitable, affordable housing**²⁰ and market rate housing options in an economically vibrant zone. Anticipated outcomes include attracting private investment, increasing residential development, expanding diversity of housing stock, job creation, generation of tax revenues, and improved community health and welfare. EDIC Lynn will partner with community and governmental partners, and with technical support from the selected Qualified Environmental Professional (QEP).

Planning efforts to revitalize the target area include the Lynn Downtown Charrette Plan/Workshop (2004), the Lynn Economic Development Strategy (2005), Lynn Waterfront Master Plan in 2007, Washington Street Gateway District Plan (2008), Downtown Market Street Vision Plan in 2009, and Build on the Vision for Downtown Lynn (2014). In November 2015, Massachusetts Governor Charlie Baker established the Lynn Economic Development Advancement and Development (LEAD) Team, which includes the state’s transportation secretary, environmental secretary, legislative delegation and city officials, and MassDevelopment, the state’s finance agency. LEAD is coordinating community planning efforts, and will enable expedited permitting and development on underutilized real estate parcels. MassDevelopment recently hired a dedicated Transformative Development Initiative (TDI) Fellow for the City to enhance our economic development capacity. Lynn has implemented zoning initiatives to accommodate redevelopment. On Sept. 20, 2016, MassDevelopment and the City hosted a Developers Tour to showcase real estate opportunities in the target area, which attracted over 100 developers. Since 2004, at least \$35 million has been invested by private developers and an additional \$3 million in city funds have been invested in infrastructure improvements. ***The City’s plans and initiatives for the target area can only be accomplished if the Brownfields sites are assessed and cleaned up.***

2.b. Task Description and Budget Table (7 points)

2.b.i. Task Description

¹⁹ This is a HUD-DOT-EPA Livability Principle

²⁰ This is a HUD-DOT-EPA Livability Principle

Task 1: Cooperative Agreement Oversight: The Town will establish a Brownfields Task Force/Steering Committee (“Committee”) comprised of local elected officials, members of the business community, community organizations, economic development authority, Board of Selectmen members and stakeholders. MassDEP and EPA Brownfields staff will be invited to sit on the Committee. The Town will prepare a Request for Proposal (RFP) and review responses to the RFP, conduct interviews and select a Qualified Environmental Professional (QEP) and cleanup contractor. We will also perform program management and communication with regulatory personnel, community officials and the public. EPA ACRES reporting will be conducted throughout the duration of the project. The Committee will meet monthly to ensure that the priorities and direction of the Brownfields Cleanup Program are being met. Meetings will be open to the public and held in locations around the target area. We have budgeted a total of 100 staff hours (\$50/hour) and \$1,500 in QEP support for meetings. Our program manager will attend one EPA Brownfield convention (i.e., attending one convention at an estimated \$2,000 each conference for airfare, hotel and per diem, and miscellaneous expenses such as parking and taxi). *The cost share is anticipated to be \$2,500 for this task.* **Outputs:** RFP, Contract with QEP and Cleanup Contractor, ACRES reporting. **Outcomes:** Establishment of Committee and contracting a QEP and Cleanup Contractor, adherence to EPA ACRES requirements.

Task 2: Community Engagement: We will hold a series of quarterly public meetings to engage local stakeholders about the cleanup and proposed redevelopment. We will prepare public outreach materials and conduct extensive outreach and communication with residents and businesses prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. *The cost share is anticipated to be \$2,500 for this task.* We have budgeted a total of 100 staff hours (\$50/hr.) and \$1,500 in QEP support. **Outputs:** Outreach materials and program meetings. **Outcomes:** Active community engagement program that fosters two-way communication.

Task 3: Cleanup: The cleanup oversight will be conducted by the Town’s QEP and cleanup will be conducted by licensed contractors. The details of the cleanup are outlined in Section 2.a.ii., Proposed Cleanup Plan and attached ABCA . The cleanup is anticipated to be conducted over a 3 to 4-week duration. We have budgeted a total of 150 staff hours (\$50/hr.). We have budgeted \$162,900 for cleanup, which estimates \$14,400 in QEP oversight and meeting support; \$163,500 in cleanup contractor costs; and \$10,000 in laboratory analysis costs. Cleanup contractor costs include soil excavation (\$112,500 for 750 tons of soil at \$150/ton); backfill (\$37,500 for 750 tons at \$50/ton); GPR survey (\$2,500); erosion controls (\$4,000); building demolition (\$5,000); and fencing installation/rental (\$2,000). *The cost share is anticipated to be \$32,500 for this task, which is anticipated to include Town staff, police detail, heavy equipment and restoration.* **Outputs:** A cleanup process and team **Outcomes:** A remediated site, ready for redevelopment.

Task 2: Reporting and Reuse Planning: The QEP will prepare the required MassDEP reports for the site, as outlined in in Section 2.a.ii., Proposed Cleanup Plan and attached ABCA. We have budgeted a total of 100 staff hours (\$50/hr.) and \$21,500 in QEP costs for report preparation and review and reuse planning. *The cost share is anticipated to be \$2,500 for this task.* **Outputs:** Cleanup and closure reports. **Outcomes:** A remediated site that achieves a “Permanent Solution” in compliance with MassDEP regulations and plan for site redevelopment.

Budget Table

Budget Categories	Project Tasks				
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup	Task 4 Reporting and Reuse Planning	Total
Personnel	\$2,500	\$2,500	\$2,500	\$2,500	\$10,000
Fringe Benefits*					
Travel	\$2,000				\$2,000
Equipment					
Supplies					
Contractual	\$1,500	\$1,500	\$163,500	\$22,500	\$188,000
Other					
Total Federal Funding	\$6,000	\$4,000	\$166,000	\$24,000	\$200,000
Cost Share (20% of requested federal funds)	\$2,500	\$2,500	\$32,500	\$2,500	\$40,000

**Fringe Benefits are included in Personnel costs line item*

2.c. Ability to Leverage (5 points)

As a **Massachusetts Gateway City**, Lynn has several options to leverage funding to support cleanup and redevelopment of Brownfields sites after assessment. In August 2015, EDIC Lynn received a \$73,000 grant from the state to assess coastal resiliency on the Waterfront. In 2015, the City received a \$2.5 Million MassWorks Infrastructure grant for infrastructure improvements in the Downtown, along with \$1.2 Million for the Beacon Chevrolet site. The City also received \$1.5 million in state local transportation funding, which will include the target area. We will seek Brownfields Assessment and Cleanup funding from MassDevelopment and EPA. We will seek Tax Increment Finance (TIF) funding and utilize the City's Community Development Block Grants (CDBG) program. The City has administered \$478K in CDBG funds, which leveraged over \$7M in private financing and created 21 new jobs to new workers and was awarded an additional \$1.9M in CDBG funding over the last 2 years. The City can use Community Development Block Grants (CDBG) and Transformative Initiative Funds (TIF) to strategically target and clean up blighted and contaminated areas, and prepare them for redevelopment. EDIC Lynn has made over than \$7.75M in Economic Development Authority (EDA) loans, which has generated more than \$26.5M in private capital and led to the creation or retention of more than 1,000 jobs. The City is a participant in the Commonwealth's Economic Development Incentive Program (EDIP), designed to provide both relief from local property taxes and encourage new investment by providing a 5% state tax credit for developers.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS (20 points)

3.a. Engaging the Community (8 points)

The Town will provide clear and easily accessible information about the Brownfields program and proposed cleanup activities at the **Fmr. Gas and Auto Service Station site at 870 Western Ave.** EDIC Lynn will build on recent successes conducted in the City, which includes the Consolidated Plan (updated in 2016) to provide clear and easily accessible information about the Brownfields

program. This Plan emerged from an ongoing collaborative process involving hundreds of citizens and other stakeholders throughout the community. This comprehensive consultation effort included Community Forums; public hearings; discussion meetings and focus groups; one-on-one interviews; correspondence via telephone, letters, and email; review of local and regional reports and studies; and surveys of residents and local business owners. Community forum events were conducted in coordination with the Citizen Advisory Board and two agency/stakeholder focus group discussions, and conducted dozens of other group and individual stakeholder meetings to develop the Needs Assessment, Housing Market Analysis and Economic Development Strategy. An online survey on community needs and priorities was completed by community members. The input from these consultations was used to inform and develop the goals and strategies for the next five years and identify resources and activities to address community needs. Additional activities that will be undertaken to engage the community under the Brownfields Assessment Grant will include:

- ✓ Harness the reach of community organization partners as “boots on the ground” and to utilize their resources (i.e., website, social media, staff) to broaden our reach
- ✓ Develop and distribute multilingual brochures (both printed and electronic) and provide translators with support from the Refugee & Immigrant Assistance Center and MAPC
- ✓ Educate the community on health impacts associated with the Site and avoiding contaminants (i.e., raised beds for gardening; lead paint awareness; avoid playing in dirt)
- ✓ Use EDIC Lynn, City and community partner websites for project details notices, fact sheets, and advertise opportunities for public engagement
- ✓ Using Social media (i.e., Facebook, Twitter) to foster two-way communication
- ✓ Conduct “user-friendly” online surveys to gather input. With our MassDev. TDI fellow, we recently posted a 2016 community survey for our Downtown Action Strategy²¹.
- ✓ Host informational booths at community, governmental and cultural events in the target area (i.e., farmer’s market, arts festivals, food festivals, concerts, City meetings)
- ✓ Conduct informational sessions at local schools to educate teachers and students
- ✓ Invite local newspapers, radio and television stations to cover meetings
- ✓ Conduct quarterly public meetings (over the 3-year period) to engage the public and obtain input on the Brownfields cleanup and reuse processes.

We anticipate quarterly public meetings (over the 3-year period) to engage the community on the Brownfields process, cleanup results, and input on site reuse. We will photograph site activities and provide site summaries, which will be shared on our website, and conduct “neighborhood walks” in the target area to show progress. We will strive to be transparent in discussing proposed redevelopment scenarios to ensure that the public is continually engaged. Translators will assist in outreach to accommodate multiple languages, including, Spanish, Mon-Khmer, and Haitian French Creole. Site meeting places will accommodate the elderly and disabled and be conducted at varied hours to accommodate the community, including evening meetings.

3.b. Partnerships with Government Agencies (9 points)

The Town has already secured partnering commitments from municipal governmental agencies and will assign representatives for the Brownfields Steering Committee.

²¹ Downtown Lynn Action Strategy

3.b. i. Local State/Tribe/Environmental Authority (5 points)

Along with our partnership with the EPA, the primary partnerships established as part of EDIC Lynn's Brownfields Program will be with MassDEP, MassDevelopment and the City. Municipal officials will fill primary implementation roles throughout the entire Brownfields Program, and several will be active members of the Brownfields Steering Committee. MassDEP's Brownfields managers have experience conducting and managing EPA Brownfields Grants and will also provide critical input into the program and eligibility determinations for petroleum sites. The state attorney general will provide environmental liability protection support for sites, as needed. Our QEP will also ensure that the assessment work is conducted in accordance with the requirements of the EPA Brownfields and Massachusetts Contingency Plan (MCP)²². The City's Economic Development Director, Engineer, Assessors, and Mayor will assist with local data collection, historical records, public outreach, redevelopment and design reviews.

Our QEP will also ensure that the cleanup work is conducted in accordance with the requirements of the EPA Brownfields requirements and MCP.

3.c. Partnerships with Community Organizations (5 points)

3.c.i. Community Organization Description & Role

The following organizations will partner with EDIC Lynn:

Lynn Community Health Center: This non-profit, multicultural, community health center will partner with on health education and will offer office space.

North Shore Latino Business Association, Inc.: This non-profit organization will provide input on the needs of the Latino population in the target area and translation services.

Metropolitan Area Planning Council (MAPC): As the regional planning agency and ongoing partner, MAPC will provide planning, community engagement and bilingual translation services.

YMCA and Boys and Girls Club: These organizations will assist in community engagement, provide meeting space, and provide input on the needs of the community children.

Greater Lynn Senior Services: In addition to providing input on site redevelopment, office space will serve as a meeting place for community engagement with the City's elderly residents.

North Shore Community College: With a new campus in the target area, staff and students will attend meetings; incorporate Brownfields into their school curriculum; and, offer meeting space.

Lynn Area Chamber of Commerce: This organization will provide support on site reuse

Letters of Commitment

Entities outlined above have provided attached letters of commitment.

3.d. Partnerships with Workforce Development Programs (2 points)

EDIC will partner with North Shore Workforce Investment Board to identify summer jobs for teenagers in Lynn as part of the project, including community outreach and meeting participation. EDIC Lynn will also work with the North Shore Career Center and North Shore Community College. This is a prime opportunity to engage and inspire the young residents of our City on Brownfields and to provide education on environmental assessment and cleanup. Local job

²² The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.

training programs in environmental assessment/remediation will be identified. Every effort will be made to hire the local unemployed/underemployed population in the target area for site assessment and ultimately remediation work.

4. PROJECT BENEFITS (15 points)

4. a. Welfare, Environmental, and Public Health Benefits (8 points)

The cleanup of the **Fmr. Gas and Auto Service Station site at 870 Western Ave** expects to accomplish the following benefits:

- ✓ Removal of blight and increase in the pride and commitment of the target area
- ✓ Removal of a dangerous building that poses a safety risk to trespassers
- ✓ Decrease in vandalism and crime in the area, by removing a decrepit building and abandoned property that attracts drug use
- ✓ Provide new housing in the target area to accommodate low income, elderly and/or new families
- ✓ Removal of a petroleum source threat that would leach into groundwater over time indoor air (through vapor intrusion) of surrounding residences and future site occupants
- ✓ Removal of petroleum contaminated soil that could migrate via dust to the surrounding neighborhood
- ✓ Decreased threat of asthma, cancer rates, disease, and blood lead levels for sensitive populations (children and elderly) in the target area, minority populations, and occupants of the new development
- ✓ Remove contaminant exposure to construction workers
- ✓ By removing a building with suspect hazardous building materials, decrease lead in the blood of children in the target area, along with other contaminant health impacts (cancer, disease)

4.b. Economic and Community Benefits (7 points)

We envision the following economic and community benefits:

- ✓ The positive outcomes of community engagement will foster participation and involvement, by establishing a public engagement and education program on health impacts associated with exposure to contaminants and develop mechanisms to avoid exposure.
- ✓ Demonstrate that EDIC Lynn and the City are fully committed to addressing environmental justice concerns, in partnership with the community
- ✓ Create new jobs for construction and cleanup
- ✓ A community forum for input on the design and reuse of the site
- ✓ Increased real estate values for surrounding homes in the target area
- ✓ Incorporate sustainability into redevelopment
- ✓ The new development will increase the tax revenue for the Town
- ✓ A remediated site will attract developers, which would otherwise be afraid of tackling a site with contamination
- ✓ The Building Inspector can shift focus from securing the property to granting permits, leading to increased development and revenue

- ✓ There will be less reliance on the police and fire departments to respond to the target area over site concerns, thereby freeing up these staff and decreasing overtime costs
- ✓ New families will be excited to move into the target area

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (20 points)

5.a. Audit Findings (2 points)

The City of Lynn and EDIC Lynn have never had any adverse audits and are in full compliance with all compliance reporting, documentation and expenditure of funds management.

5.b. Programmatic Capability (10 points)

This grant will be managed through EDIC Lynn, with our staff of 5 professionals, including its Director, all prepared to manage the EPA Brownfields Assessment Grant project. Our Executive Director, Mr. James Cowdell has significant experience managing grants and leading governmental branches. Mr. Cowdell brings over 25 years of public and private sector experience and is responsible for management of the City's housing and economic development programs. Mr. Cowdell collaborates with the City's Community Development Dept. on the City's state and federal programs, and has firmly established grant management and expenditure systems. We work with the City to ensure all invoices are paid to grantees within 30 days, and that all back-up documentation is on file to support expenditures of state and federal funds. This program is routinely monitored, reviewed and approved annually by independent auditors. Mr. William Bochnak will serve as the Brownfields project manager. Mr. Bochnak has over 15 years of public sector experience and has managed numerous Brownfields Assessment and Cleanup projects throughout the city. He will attend Brownfields conferences, including trainings, the national conference and other related meetings and events. In the event of staff turnover or the loss of the agency, the Community Development Department, consisting of 11 highly qualified employees would become responsible for ongoing compliance/completion for the duration of the Grant period. Together, these EDIC managers serve on multiple teams with the community, state and local officials and developers and serve as an integral force in the redevelopment of Lynn. With Mr. Cowdell, Mr. Bochnak has participated in and built teams of stakeholders within the target area to ensure that residents and businesspersons are engaged. Over the last 2 years, this team has overseen the development of the \$6.5M Blossom Street Commuter Ferry terminal, a \$2M rehabilitation and redevelopment of an abandoned Downtown building into an-eight person artist work space. To supplement our redevelopment planning capabilities, Mr. Joseph Mulligan, the City's MassDevelopment TDI Fellow, will continue to provide support to EDIC Lynn.

5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes (2points)

Our anticipated outputs from the Brownfields Program are technical and quantitative reports that will provide the Town with the next steps to move the site forward. We will also measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. We will also measure project success beyond the completion of the Brownfields cleanup program by increases in tax revenue, number of jobs and decrease in crime. The Site will be brought into state compliance and attract developer interest for redevelopment. We will also measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. We will also measure project success beyond the completion of the Brownfields Assessment program by increases in tax revenue, number of jobs, decrease in crime

and redevelopment. We will prepare quarterly reports and update ACRES to document site progress.

5.d. Past Performance and Accomplishments (6 points)

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant (6 points)

5.d.i.1. Accomplishments (3 points)

The City of Lynn and EDIC Lynn have received two EPA Brownfield Hazardous Substances Assessment Grants and a Revolving Loan Fund (RLF). The EPA Brownfields funding provided the opportunity to conduct assessment, cleanup planning and community outreach, which ultimately spurred successful redevelopment in the target area. Accomplishments included assessment and cleanup of portions of the Waterfront, including improvements to the seawall, parking, and the construction of a new ferry terminal to Boston. The former Empire Laundry site was remediated and redeveloped into a single family home reuse project that resulted in 6 new homes and contributed to the redevelopment of the Marshall's Wharf. Additionally, new construction of our Lynn Vocational Technical Institute was accomplished, which educates low income students in the trades industries in Lynn. The cleanup of abandoned Lynn Waterworks site resulted in the housing of low income families.

5.d.i.2. Compliance with Grant Requirements (3 points)

The City of Lynn has received two EPA Brownfield Hazardous Substances Assessment Grants (\$200K in 1997 and \$150K in 2000, both under Grant number BP99116001) to conduct assessments on the abandoned Tapley Building in the Waterfront and the former Empire Laundry site in the Downtown. In 1999, the City was awarded a BCRLF pilot to recreate an integrated urban community under a 450K Revolving Loan Fund (RLF) in 1999 (Grant # BF97127301). Under the previous grants, the City complied with quarterly ACRES reporting requirements, including financial and progress reports and all monies have been expended. It is noted that some of the grants monies were not expended within the allotted timeline by a prior Project Manager. Since the hiring of Mr. Bochnak, EDIC Lynn has established an improved management and program tracking to ensure that grants are expended within the grant period.

3.A. Leveraged Resources



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**
ONE ASHBURTON PLACE, ROOM 2101
BOSTON, MA 02108
www.mass.gov/eohed

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY

TELEPHONE
(617) 788-3610

FACSIMILE
(617) 788-3605

October 31, 2016

Mayor Judith Flanagan Kennedy
City of Lynn
3 City Hall Square
Lynn, MA 01901

Dear Mayor Flanagan Kennedy:

Thank you for submitting an application for consideration during the 2016 MassWorks Infrastructure Program funding round.

On behalf of the Baker Administration, I am pleased to inform you that the Redevelopment of the former Beacon Chevrolet site was approved for a \$1,194,000 MassWorks Infrastructure Program grant. The Executive Office of Housing and Economic Development (EOHED) received 114 applications requesting \$287 million in funding and the selection process was highly competitive. A member of the MassWorks staff will contact the City of Lynn directly in the next month to set up a meeting to discuss specific requirements related to this award, as well as next steps.

Please be advised that this award letter does not act as a contract with EOHED for the grant award specified above. The City of Lynn should not proceed with any work on this project that is expected to be reimbursed through the MassWorks Infrastructure Program until a contract has been fully executed between EOHED and the City of Lynn. This letter of award is subject to the City of Lynn completing all necessary steps to allow both the public and private elements of the project to proceed as outlined in the submitted MassWorks application. This letter of award shall not confer any rights onto the City of Lynn.

If you have any questions about the award, please feel free to contact the MassWorks Infrastructure Program staff at 617-788-3631 or by email at MassWorks@state.ma.us.

Thank you for your participation in the MassWorks Infrastructure Program. We look forward to working with you to advance this important project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jay Ash", written over the printed name.

Secretary Jay Ash
Executive Office Of Housing and Economic Development



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**
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JAY ASH
SECRETARY

TELEPHONE
(617) 788-3610

FACSIMILE
(617) 788-3605

November 6, 2015

Mayor Judith Flanagan Kennedy
City of Lynn
3 City Hall Square
Lynn, Massachusetts 01901

Dear Mayor Flanagan Kennedy,

Thank you for submitting an application for consideration during the 2015 MassWorks Infrastructure Program funding round.

On behalf of the Baker-Polito Administration, I would like to congratulate you on your project being selected for a \$2,500,000 MassWorks Infrastructure Program grant. The Executive Office of Housing and Economic Development (EOHED) received 101 applications requesting \$245 million in funding and the selection process was highly competitive.

All MassWorks grant recipients will receive a formal award letter and are required to execute a contract setting forth the scope of work and terms and conditions of the grant award. City of Lynn should not proceed with any work to be reimbursed through the MassWorks Infrastructure Program until that contract has been fully executed by EOHED and the City of Lynn. This letter is not binding on EOHED, does not confer any rights to the City, and shall be superseded by such contract upon execution.

MassWorks staff will be in touch with you soon to discuss next steps. If in the meantime you have any questions about the award, please feel free to contact the program staff at 617-788-3631 or by email at MassWorks@state.ma.us.

We look forward to working with you to advance this important project.

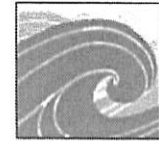
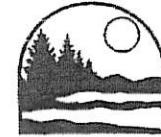
Sincerely,

A handwritten signature in cursive script that reads "Jay Ash".

Secretary Jay Ash
Executive Office of Housing & Economic Development



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs



Governor Charles D. Baker
Lt. Governor Karyn E. Polito
Secretary Matthew A. Beaton

COASTAL COMMUNITY RESILIENCE GRANT PROGRAM

LYNN

**\$73,000 to Incorporate Resilience into Waterfront Planning
and Infrastructure Upgrades**

A handwritten signature in cursive script, appearing to read "Karyn E. Polito".

August 21, 2015

Date



Economic Development Industrial Corp. of Lynn

Lynn City Hall
3 City Hall Square, Room 307
Lynn, MA 01901

T 781-581-9399
F 781-581-9731

www.ediclynn.org

Judith Flanagan Kennedy
Mayor

October 6, 2015

James M. Cowdell
Executive Director

Charles J. Gaeta
Chairman

EDIC/Lynn
Economic
Development
& Industrial
Corporation of Lynn

LMFC
Lynn Municipal Finance
Corporation

Ms. Patricia Bowie
21 Causeway Street – Suite 800
Boston, MA 02114

RE: RESILIENCE GRANT - \$73,000 – Lynn MA

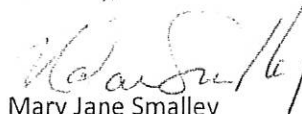
Dear Ms. Bowie:

As per your email, enclosed please find a signed copy of the signed contract for the above mentioned grant.

I will also, send you via email, a copy of the revised Resilience Grant with the new dates.

If you have any questions, or need further information do not hesitate to contact me.

Sincerely,


Mary Jane Smalley
EDIC/Lynn

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM



This form is jointly issued and published by the Executive Office for Administration and Finance (ANF), the Office of the Comptroller (CTR) and the Operational Services Division (OSD) as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. Any changes to the official printed language of this form shall be void. Additional non-conflicting terms may be added by Attachment. Contractors may not require any additional agreements, engagement letters, contract forms or other additional terms as part of this Contract without prior Department approval. Click on hyperlinks for definitions, instructions and legal requirements that are incorporated by reference into this Contract. An electronic copy of this form is available at www.mass.gov/osc under Guidance For Vendors - Forms or www.mass.gov/osd under OSD Forms.

CONTRACTOR LEGAL NAME: City of Lynn (and d/b/a):		COMMONWEALTH DEPARTMENT NAME: Executive Office of Energy & Environmental Affairs MMARS Department Code: ENV	
Legal Address: (W-9, W-4, T&C): Lynn City Hall, 3 City Hall Square, Room 307, Lynn, MA 01901		Business Mailing Address: CZM, 251 Causeway Street, Room 800, Boston, MA 02114	
Contract Manager: Bill Bochnak		Billing Address (if different):	
E-Mail: wbochnak@edicylenn.org		Contract Manager: Patricia Bowie	
Phone (781) 581-9399		E-Mail: Patricia.Bowie@state.ma.us	
Contractor Vendor Code: VC6000192109		Phone: 617 626-1186 Fax: 617-626-1240	
Vendor Code Address ID (e.g. "AD001"): AD 001 (Note: The Address ID must be set up for EFT payments.)		MMARS Doc ID(s): ENV	
RFR/Procurement or Other ID Number: ENV 16 CZM 01			
<input checked="" type="checkbox"/> NEW CONTRACT PROCUREMENT OR EXCEPTION TYPE: (Check one option only) <input type="checkbox"/> Statewide Contract (OSD or an OSD-designated Department) <input type="checkbox"/> Collective Purchase (Attach OSD approval, scope, budget) <input checked="" type="checkbox"/> Department Procurement (includes State or Federal grants 815 CMR 2.00) (Attach RFR and Response or other procurement supporting documentation) <input type="checkbox"/> Emergency Contract (Attach justification for emergency, scope, budget) <input type="checkbox"/> Contract Employee (Attach Employment Status Form, scope, budget) <input type="checkbox"/> Legislative/Legal or Other: (Attach authorizing language/justification, scope and budget)		<input type="checkbox"/> CONTRACT AMENDMENT Enter Current Contract End Date <u>Prior</u> to Amendment: _____, 20____. Enter Amendment Amount: \$ _____. (or "no change") AMENDMENT TYPE: (Check one option only. Attach details of Amendment changes.) <input type="checkbox"/> Amendment to Scope or Budget (Attach updated scope and budget) <input type="checkbox"/> Interim Contract (Attach justification for Interim Contract and updated scope/budget) <input type="checkbox"/> Contract Employee (Attach any updates to scope or budget) <input type="checkbox"/> Legislative/Legal or Other: (Attach authorizing language/justification and updated scope and budget)	
The following COMMONWEALTH TERMS AND CONDITIONS (T&C) has been executed, filed with CTR and is incorporated by reference into this Contract. <input checked="" type="checkbox"/> Commonwealth Terms and Conditions <input type="checkbox"/> Commonwealth Terms and Conditions For Human and Social Services			
COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00. <input type="checkbox"/> Rate Contract (No Maximum Obligation. Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.) <input checked="" type="checkbox"/> Maximum Obligation Contract Enter Total Maximum Obligation for total duration of this Contract (or new Total if Contract is being amended): \$73,000.00			
PROMPT PAYMENT DISCOUNTS (PPD): Commonwealth payments are issued through EFT 45 days from invoice receipt. Contractors requesting accelerated payments must identify a PPD as follows: Payment issued within 10 days ___% PPD; Payment issued within 15 days ___% PPD; Payment issued within 20 days ___% PPD; Payment issued within 30 days ___% PPD. If PPD percentages are left blank, identify reason: <input checked="" type="checkbox"/> agree to standard 45 day cycle <input type="checkbox"/> statutory/legal or Ready Payments (G.L. c. 29, § 23A); <input type="checkbox"/> only initial payment (subsequent payments scheduled to support standard EFT 45 day payment cycle. See Prompt Pay Discounts Policy.)			
BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.) FY16 Coastal Resiliency Grant. Lynn Waterfront Resiliency Assessment			
ANTICIPATED START DATE: (Complete ONE option only) The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations: <input checked="" type="checkbox"/> 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date . <input type="checkbox"/> 2. may be incurred as of _____, 20____, a date LATER than the Effective Date below and no obligations have been incurred prior to the Effective Date . <input type="checkbox"/> 3. were incurred as of _____, 20____, a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.			
CONTRACT END DATE: Contract performance shall terminate as of 06/30/2016 , with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.			
CERTIFICATIONS: Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor makes all certifications required under the attached Contractor Certifications (incorporated by reference if not attached hereto) under the pains and penalties of perjury, agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions , this Standard Contract Form including the Instructions and Contractor Certifications , the Request for Response (RFR) or other solicitation, the Contractor's Response, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 801 CMR 21.07 , incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.			
AUTHORIZING SIGNATURE FOR THE CONTRACTOR: X: <u>James M. Cowdell</u> Date: <u>10/6/2015</u> (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>James M. Cowdell</u> Print Title: <u>Executive Director</u>		AUTHORIZING SIGNATURE FOR THE COMMONWEALTH: X: _____ Date: _____ (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>William Nichols</u> Print Title: <u>Controller, EEA</u>	

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM



ATTACHMENT B
Project Budget

The City of Lynn shall be paid an amount of \$73,000 as a grant per an award under RFR ENV 16 CZM 01 (FY16 Coastal Resiliency Grant Program). Payment will be made in accordance with the following schedule:

FY 2016	\$73,000.00	Upon request from the municipality, after partial and/or final completion of work.
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Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, MassDOT Secretary & CEO



March 31, 2016

Mayor Judith Flanagan Kennedy
City of Lynn
3 City Hall Square
Lynn, MA 01901

Dear Mayor Flanagan Kennedy:

We are pleased to inform you that the Chapter 90 local transportation aid funding for Fiscal Year 2017 will total \$200 million statewide.

This letter certifies that pending final passage of the bond authorization, the Fiscal Year 2017 Chapter 90 apportionment for Lynn is **\$1,498,484**. This apportionment will automatically be incorporated into your existing 10-Year Chapter 90 contract, which will be available on the MassDOT website: <http://www.massdot.state.ma.us/chapter90>.

We recognize that the Chapter 90 program is an integral part of maintaining and enhancing your community's infrastructure and is an essential component of our joint partnership. We look forward to working with you in the coming years to continue the success of this program.

Please feel free to contact MassDOT Capital Budget Director Matthew Bamonte at (857) 368-9151 with any questions you may have regarding the Chapter 90 program.

Sincerely,

A handwritten signature in blue ink, reading "Charles Baker".

Charles D. Baker
Governor

A handwritten signature in blue ink, reading "Karyn E. Polito".

Karyn E. Polito
Lieutenant Governor

3.B. Letters of Commitment from Community Organizations

Dec d
12-13-2016



www.glss.net

Greater Lynn Senior Services, Inc. • 8 Silsbee Street, Lynn, MA 01901 • 781.599.0110

Toll Free 1.800.594.5164
TDD 781.477.9632

LYNN
LYNNFIELD
NAHANT
SAUGUS
SWAMPSCOTT

December 7, 2018

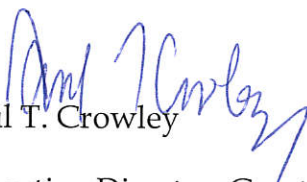
James Cowdell, Executive Director
Economic Development & Industrial Corporation
Lynn City Hall - Room 307
3 City Hall Square, Lynn MA 01901

Dear Mr. Cowdell:

As local organization that provides support to the elderly in our City, Greater Lynn Senior Services, Inc. is pleased to partner with EDIC Lynn in its Brownfields Cleanup of the former gas/service station site at 870 Western Avenue. With in-house translators and access to our citizens over 60, we are the central hub of communication for the City's elderly population. In our role, we will partner with the neighborhood organization team members to provide engagement to the elderly in the target area. One of the many benefits that are provided by the elderly population in our City is their offering of history of the neighborhoods, which will be extremely beneficial to the Brownfields team.

We wish you the best of luck on your EPA Brownfields Cleanup Grant Application!

Sincerely,


Paul T. Crowley

Executive Director, Greater Lynn Senior Services



NORTH SHORE LATINO BUSINESS ASSOCIATION

ENGAGED TO PROGRESS - COMPROMETIDO AL PROGRESO

December 21, 2016

James Cowdell, Executive Director

Economic Development & Industrial Corporation
Lynn City Hall - Room 307
3 City Hall Square, Lynn MA 01901

Dear Mr. Cowdell:

Thank you for the opportunity to partner with EDIC Lynn on its EPA Brownfields Cleanup Grant for the 870 Western Ave. property. As you know, our organization is committed to the maintaining the integrity of Latinos throughout the City and providing business opportunities. We envision the opportunity to work with EDIC on remediation of this former gasoline/service station by assisting in community engagement and offering translation services.

Thank you,,

Frances Martínez
Executive Director/CEO

NSLBA

Frances Martínez
Directora Ejecutiva
Executive Director CEO

Junta Ejecutiva
Executive Board

Jose Reyes
Presidente
President/Chairman

Rosa Solis
Tesorera
Treasurer

Miriam Trisero
Morales
Secretaria Interina
Acting Secretary

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Domingo Domínguez
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Former Chairmen

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Cándido Guerrero

NSLBA
Established 2010



Rec'd
12-13-2016

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

December 8, 2016

James Cowdell, Executive Director
Economic Development & Industrial Corporation
Lynn City Hall - Room 307
3 City Hall Square, Lynn MA 01901

Dear Mr. Cowdell:

Congratulations on your effort to conduct cleanup of the 870 Western Avenue site. We enthusiastically support your EPA Brownfields Application to remediate this former gas and service station site.

As you know, the YMCA is located in the Downtown and Waterfront target area and our reach is throughout the City-we are proud to offer recreational and support services to children and adults. Since we interface with many children through our numerous programs, we like to believe that we can assist EDIC in understanding the needs of our City's children. Therefore, we will partner with EDIC in its brownfields effort to ensure that the needs of the children in the target area are met during cleanup and reuse of this site.

Best of luck on the Application!

Sincerely,

Bruce Macdonald
President & CEO
YMCA of Metro North

December 9, 2016

James Cowdell, Executive Director
Economic Development & Industrial Corporation
Lynn City Hall - Room 307
3 City Hall Square, Lynn MA 01901

Dear Mr. Cowdell:

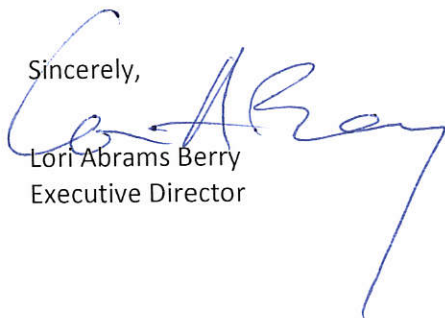
I am writing to lend my enthusiastic support for the grant application that EDIC Lynn is submitting to EPA to conduct cleanup of the petroleum-contaminated Brownsfield site at 870 Western Avenue in Lynn.

The Lynn Community Health Center is a freestanding federally qualified community health center (FQHC) located in the downtown area of Lynn. Our mission is to provide Comprehensive Health Care of the highest quality to everyone in our community, regardless of ability to pay. We accomplish our mission by providing a comprehensive array of high quality health care services, including: pediatric, family medicine, adult medicine, and OB/Gyn primary care services; specialty medical services; behavioral health and social services; health education; comprehensive HIV/AIDS services; nutrition services; a dental clinic; pharmacy; radiology; eye care services. Last year we provided over 280,000 medical, behavioral health, and dental visits to more than 39,000 patients – over 40% of Lynn residents.

As a centrally located community health center with a clinic site at 694 Western Avenue, we look forward to the opportunity to partner with EDIC Lynn on the interpretation of potential health effects of contaminants found during the assessments of this nearby brownfield site. I am also very pleased to participate in this effort by serving on the Brownfields Task Force and provide whatever guidance from our Medical staff that will be useful to the team on known and ongoing health concerns in the target area.

Please let me know if there is any other way the health center can be of assistance to you in this important effort.

Sincerely,



Lori Abrams Berry
Executive Director



SMART GROWTH AND REGIONAL COLLABORATION

December 19, 2016

James Cowdell, Executive Director
Economic Development & Industrial Corporation
Lynn City Hall - Room 307
3 City Hall Square, Lynn MA 01901

Mr. Cowdell,

I am writing on behalf of the Metropolitan Area Planning Council (MAPC) to express our support for the city of Lynn's application for an EPA Brownfields Cleanup Grant. As Lynn's regional planning agency, the MAPC looks forward to continuing its partnership with EDIC Lynn on the revitalization of the Downtown and Waterfront target area. We are pleased that EDIC Lynn is submitting an EPA Brownfields Cleanup Grant application to conduct remediation of the former gas/service station site at 870 Western Avenue, which will open the path towards redevelopment of this site for housing.

MAPC is the state-designated Regional Planning Agency for 101 municipalities in the greater Boston metropolitan area, and has as its primary goals the promotion of smart growth and regional collaboration. MAPC works with its member municipalities to promote these goals under the framework of the region's plan *MetroFuture*. The city of Lynn's Brownfields Assessment grant proposal is consistent with and supportive of one of the regional plan's key implementation strategies, "Support revitalization of contaminated brownfields":

MetroFuture recommends accommodating much of the region's growth through reuse of existing underutilized commercial or industrial sites for compact growth. However, many such sites are affected by environmental contamination. In order to provide opportunities for compact growth, the region needs to increase participation in existing programs and an expansion of existing programs to remediate contaminated brownfields and bring them back to productive use.

Lynn has a legacy of industrial production dating to the 19th century. In many cases, contamination from that era presents obstacles to redevelopment today. With a Sustainable Communities Grant from HUD, MAPC has recently collaborated with the city to develop a plan for the revitalization of downtown Lynn. This plan can only be aided by resources to address critical contamination issues on sites such as the 870 Western Avenue parcel. MAPC supports the efforts of the city of Lynn to clean up this site and unlock opportunities for redeveloping the site. The EPA Brownfields Cleanup grant would help the city to realize its goals for the stabilization of its neighborhoods and providing much needed housing.

Sincerely,

Marc D. Draisen
Executive Director



**BOYS & GIRLS CLUB
OF LYNN**

25 North Common St.
Lynn, MA 01902-4391
Bus. (781) 593-1772
Fax (781) 593-1777
Email: obarker@bgcl.org

December 7, 2016

James Cowdell, Executive Director
Economic Development & Industrial Corporation
Lynn City Hall - Room 307
3 City Hall Square
Lynn MA 01901

Dear Mr. Cowdell:

The Boys and Girls Club of Lynn is very excited about EDIC's ongoing efforts to improve the quality of life for our children in the City of Lynn. Boys and Girls Club is excited to join forces with EDIC to assess and clean up the Brownfields sites in the city.

As a youth serving agency we continuously conduct programs that promote health and wellness. The club has always been willing to work as a community partner, we are eager to lend a voice in discovering "learning opportunities" for our children and to help craft EDIC's vision for biking and walking paths throughout the city.

We also look forward to partnering with EDIC on community engagement.

Thank you for the opportunity and good luck on the EPA Brownfields cleanup grant application for the 870 Western Ave. gas/service station site.

Sincerely,

Robert H. Barker, Jr.
Executive Director

OFFICE OF THE PRESIDENT
PATRICIA A. GENTILE, Ed.D.



ONE FERNCROFT ROAD, P.O. BOX 3340
DANVERS, MASSACHUSETTS 01923-0840
PHONE (978) 762-4000 / FAX (978) 762-4020
WEBSITE: www.northshore.edu

North Shore Community College

December 21, 2016

Mr. James Cowdell, Executive Director
Economic Development & Industrial Corporation
Lynn City Hall - Room 307
3 City Hall Square, Lynn MA 01901

Dear Mr. Cowdell:

North Shore Community College enthusiastically supports the City of Lynn's Brownfields Assessment Grant application being submitted to the Environmental Protection Agency for property located at 870 Western Avenue in Lynn, MA. The site, which was a former gas station, was acquired by the EDIC in 2015. The grants funds will be used to undertake a brownfield assessment to determine the site remediation requirements (if any) that will be needed in order to re-use the site for other purposes.

The college maintains a campus in Lynn and supports the city's efforts to revitalize the community. The college actively partners with the city of Lynn as part of the college-led *CommUniverCity at Lynn* initiative. The college will soon be completing a \$21 million expansion at the Lynn campus which will contribute to the city's revitalization efforts and provide expanded post-secondary opportunities for Lynn residents.

I heartily endorse the city's application and look forward to our continuing partnership on brownfield redevelopment and other city-based initiatives.

Sincerely,

Patricia A. Gentile, Ed.D.
President
North Shore Community College



The Lynn Area Chamber of Commerce is committed to developing and fostering a dynamic business environment by serving, protecting and promoting its members through valuable resources, government representation, marketing and networking opportunities.

Lynn Area Chamber of Commerce, 583 Chestnut Street, Unit #8, Lynn, MA 01904

Tel 781-592-2900 Fax 781-592-2903

info@LynnAreaChamber.com www.LynnAreaChamber.com

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Secretary

CB Stuffer

Taso Nikolakopoulos

Immediate Past Chairman

John's Roast Beef & Seafood



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St. Mary's High School

Joe Scianatico

Salem Five

Rick Starbard

Rick's Auto Collision

John Suslak

Suslak & Mountain

Bill Terlecky

North Shore Navigators

Helene VanDernoot

Wednesday, December 21, 2016

James Cowdell, Executive Director

Economic Development & Industrial Corporation

Lynn City Hall - Room 307

3 City Hall Square, Lynn MA 01901

Dear Mr. Cowdell:

Lynn Area Chamber of Commerce is very pleased that EDIC Lynn is applying for an EPA Brownfields Cleanup Grant for the 870 Western Avenue site. We understand the importance of this application and the need to clean up this former gas/service station site for redevelopment as much-needed housing

The Chamber offers its assistance and will partner with EDIC on the reuse of this Brownfields site. Wishing you success on this Application!

Respectfully,

Leslie Gould

President/CEO

Lynn Area Chamber of Commerce

4. Threshold Criteria

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

The Economic Development & Industrial Corporation (EDIC) Lynn qualifies as a “Redevelopment Agency that is chartered or otherwise sanctioned by a state” as presented in Section III.A of the FY'17 Proposal Guidelines for Brownfield Assessment Grants. EDIC Lynn was established under a state mandate in 1977 that functions as the City of Lynn's development bank.

2. Site Ownership

EDIC Lynn is the owner of the Site, which was acquired as a tax taking on November 24, 2015.

3. Basic Site Information

(a) **Name of Site:** Former Gasoline and Service Station Site

(b) **Address:** 870 Western Ave., Lynn, MA 01905

(c) **Owner:** EDIC Lynn is the current owner of the Site

4. Status and History of Contamination at Site

(a) The Site is contaminated by petroleum

Three 10,000-gallon gasoline underground storage tanks (USTs) were removed from the Site in July 1985 by a construction company. There are no records indicating that environmental oversight was conducted during UST removal activities. The Site is associated with Release Tracking Number (RTN) 3-01933, assigned by the Massachusetts Department of Environmental Quality Engineering (DEQE) in 1986 to address a release of petroleum hydrocarbons to Site soil. The former Site property owner submitted MCP “Phase I” through “Phase IV” reports to the Massachusetts Department of Environmental Protection (MassDEP) from 1998 to 2006 to address assessment activities and investigations, and proposed remedial action alternatives (RAAs). However, based on a review of electronic reports on file with MassDEP, there is no evidence that proposed remedial measures were implemented.

3. (b) Operation history and current use of the Site:

According to the historical documentation, from the late 1800s through at least the 1970s, the Site included multiple parcels, identified as 870, 874, 876 and 878 Western Ave. From the late 1800s to the early 1900s, the Site was developed as residential use. The northern portion of the Site operated as a gas station and automotive service facility from at least the 1920s to at least the late 1970s. In later years, it appears that the facility included retail operations. A hotel was present at the Site in 1939. A restaurant operated at the Site from at least the early 1930s to the early 1950s. Both the hotel and restaurant were situated southwest of the gasoline station.

(c) Environmental concerns at the site

EDIC Lynn-FY'17 EPA Brownfields Petroleum Cleanup Grant Application
Former Gas and Auto Service Station, 870 Western Ave., Lynn, MA

Environmental concerns are petroleum hydrocarbon contamination to soil and groundwater, which may migrate vertically and horizontally, if not remediated, and may impact indoor air of downgradient receptors, via vapor intrusion.

(d) How the site became contaminated and the nature and extent of contamination

The release appears to be attributed to soil generated during the removal of the USTs in 1985. An area of petroleum contaminated soil is located at the southern portion of the Site and measures approximately 30 feet by 30 feet in area (900 SF), to a depth of 15 feet below ground surface (13,500 cubic feet/500 cubic yards/750 tons). A plume of contaminated groundwater extends southwesterly from the area of contaminated soil and towards Western Ave, beyond the Site property boundary.

5. **Brownfields Site Definition:** The Site is (a) not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into parties under CERCLA and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

6. **Environmental Assessment Required for Cleanup Proposals:**

A Phase II Comprehensive Site Assessment was prepared by Nautilus Environmental Services, Inc. for Mr. Jerome Sousa, Jr., dated June 2001. A Phase III Remedial Action Plan (RAP), prepared by Woodard & Curran for Sousa Oil Co., dated February 2006, selected soil excavation and disposal as a feasible remedial alternative.

7. **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the Brownfields site for which funding is sought. There are no inquiries or orders from federal, state, or local government entities that the Town is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.

8. **Sites Requiring a Property-Specific Determination:** The property does not require a Property-Specific Determination

9. **Site Eligibility and Property Ownership Eligibility**

Petroleum Site

- a. **Current and Immediate Past Owners:** EDIC Lynn is the current Site property owner. The immediate past owner is Sousa Oil Co.
- b. **Acquisition of the Site:** The Site property was acquired on November 24, 2015 as a tax taking.
- c. **No Responsible Party for the Site:** EDIC Lynn (1) **Did not** dispense or dispose of petroleum or petroleum or petroleum product, or exacerbated the existing contamination at the site; (2) **Did not** own the site when any dispensing or disposal of petroleum (by others) took place; and (3) **Did** take reasonable steps with regard to contamination at the site

EDIC Lynn-FY'17 EPA Brownfields Petroleum Cleanup Grant Application
Former Gas and Auto Service Station, 870 Western Ave., Lynn, MA

- d. Cleaned up by a Person Not Potentially Liable: EDIC Lynn (1) **Did not** dispense or dispose of petroleum or petroleum or petroleum product, or exacerbated the existing contamination at the site. The Town **did** take reasonable steps with regard to contamination at the site by securing the site property and building.
- e. Relatively Low Risk: The site is relatively low risk. There are no existing MCP Conditions of Imminent Hazard (IH), Substantial Release Migration (SRM) or Critical Exposure Pathways (CEPs).
- f. Judgements, Orders, or Third Party Suits: The following **do not apply** to the site: i) a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or ii) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or iii) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.
- g. Subject to RCRA: The site is **not** subject to any order under section 9003(h) of the Solid Waste Disposal Act.
- h. Financial Viability of Responsible Parties It is EDIC Lynn's understanding that the former property owners do not have the financial capability to satisfy their obligations under federal or state law to assess, investigate, or clean up the site.

10. Cleanup Authority and Oversight Structure

- a. The site is currently designated as a MCP disposal site under RTN 3-01933 and enrolled in the MassDEP environmental program. All Cleanup activities will be conducted in adherence to the Massachusetts Contingency Plan (MCP), 310 CMR 40.000.
- b. Access to abutting or off-site properties not owned by EDIC Lynn or the City are not anticipated for site cleanup.

11. Statutory Cost Share:

- a. The 20 percent cost share will be met through the use of labor, equipment and materials for cleanup restoration costs and for staff support for Cooperative Agreement Oversight, Community Engagement, Cleanup and Reporting.
- b. A hardship waiver of the cost share is not being requested.

12. Community Notification

A public notice was published in The Daily Item newspaper on December 7, 2016 (see attachment). A public meeting was held on December 12, 2016. There were no attendees at the public meeting, with the exception of the EDIC Lynn Project Manager. The attached sign-in sheet lists the meeting attendees. There were no public comments to the draft Cleanup Grant Application or the Draft Analysis of Brownfield Cleanup Alternatives (ABCA).

Non-Profit Status Documentation



Form ST-2
Certificate of Exemption

Massachusetts
Department of
Revenue

Certification is hereby made that the organization herein named is an exempt purchaser under General Laws, Chapter 64H, sections 6(d) and (e). All purchases of tangible personal property by this organization are exempt from taxation under said chapter to the extent that such property is used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation. **Willful misuse of this Certificate of Exemption is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines.** (See reverse side.)

★	ECONOMIC DEVELOPMENT INDUSTRIAL CORP OF LYNN ECONOMIC DEVELOPMENT INDUSTRIAL 3 CITY HALL SQ LYNN MA 01901
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EXEMPTION NUMBER E
042-689-157
ISSUE DATE
08/16/92
CERTIFICATE EXPIRES ON
NONE

NOT ASSIGNABLE OR TRANSFERABLE

COMMISSIONER OF REVENUE
ALAN LEEOVIDGE



Cincinnati OH 45999

In reply refer to: 0152425098
Jan. 19, 2009 LTR 147C i0
04-2689157 000000 00 000
Input Op: 0152425098 00002220
BODC: SB

ECONOMIC & INDUSTRIAL CORP OF LYNN
3 CITY HALL SQ STE 307
LYNN MA 01901-1028



018817

Employer Identification Number: 04-2689157

State Petroleum Determination Letter



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

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

December 12, 2016

U.S. EPA New England
Brownfields Project Officer
Attn: Frank Gardner
5 Post Office Square, Suite 100
Boston, MA 02109-3912

Subject: **STATE PETROLEUM ELIGIBILITY DETERMINATION**
870 Western Avenue, Lynn, Massachusetts, RTN 3-0001933

Dear Mr. Gardner:

The Massachusetts Department of Environmental Protection (MassDEP) has been requested by the Economic Development and Industrial Corporation (EDIC) of Lynn, Massachusetts to make a determination as to whether the property listed above ("site" or "property") meets the definition of a Brownfield site and whether it is eligible to use U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant funding, for which an application is being submitted under EPA's FY17 Petroleum Cleanup Grant round. The site is currently owned by EDIC who acquired the property in November 2015 from the City of Lynn, the immediate previous owner. The City of Lynn had acquired the property in August 2014 via a tax taking from Jerome Sousa, Jr. EDIC intends to redevelop the property for residential use.

The property is comprised of 12,288 square feet of commercial property. A release of petroleum compounds has been documented with the Massachusetts Department of Environmental Protection (MassDEP) and is being tracked under Release Tracking Number (RTN) 3-0001933. Available information indicates that the release occurred circa 1985, prior to EDIC's and the City of Lynn's acquisition of the property. Environmental assessments have been completed in the past, but the proposed remediation activities were never initiated by the responsible party. The City of Lynn acquired the abandoned property and then transferred it to EDIC for redevelopment.

EPA requires that MassDEP make a determination that any petroleum contaminated site seeking to use EPA Brownfield cleanup grant funding meets certain eligibility requirements. MassDEP is following EPA guideline criteria for eligibility determinations.

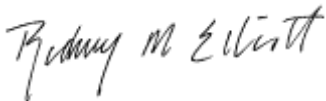
After a review of available records and the information provided by EDIC and its consultant, Ransom Environmental, MassDEP has determined that the information provided supports a **positive** Petroleum Eligibility Determination:

1. Petroleum contamination is present on the site due to the former use of the site as a gasoline station. The property is a "relatively low risk" site as defined by EPA. The location is not currently being assessed or cleaned up using Leaking Underground Storage Tank (LUST) funds, nor is it subject to a response under the Oil Spill Act.
2. Available records do not indicate that EDIC or the City of Lynn have conducted any activities or otherwise contributed to any potential historic petroleum contamination at this property.
3. EPA Brownfield funding will be used for cleanup activities by a party (EDIC) that is not potentially liable for petroleum contamination existing at the site.
4. There are no Judgments, Orders, or Third Party Suits that identify and require a responsible party to assess, investigate, or cleanup this property.
5. This property is not subject to any order under §9003(h) of the Resource Conservation and Recovery Act (RCRA).

Therefore, based on the above information, MassDEP has determined that the subject property meets the requirements set forth by the EPA for petroleum eligibility.

I hope that this information is helpful, and please feel free to contact either me directly at 617-292-5523 or Angela Gallagher at 508-946-2790 if you have any questions or concerns.

Sincerely,



Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

ec: James Cowdell, Executive Director, EDIC
Tracey Costa, LSP, Ransom Environmental
Joanne Fagan, Brownfields Coordinator, MassDEP NERO

Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

Analysis of Brownfields Cleanup Alternatives-Preliminary Evaluation
Former Gas and Auto Service Station
870 Western Ave.
Lynn, Massachusetts

I. Introduction & Background

Site Location

The Site is located at 870 Western Ave., Lynn, Massachusetts, USA, (herein referred to as the “Site”).

Forecasted Climate Conditions

According to the Massachusetts Climate Change Adaption Report¹, the impacts of climate change are wide-ranging and growing in severity in Massachusetts, with impacts from sea level rise, storm events, flooding, greenhouse gas emissions and changing weather patterns. As a coastal state, storm surges have broad implications and impacts to infrastructure, natural resources and ecosystems, including drinking water supplies. The financial impacts are expected to be very high.

Previous Site Use(s) and any previous cleanup/contamination

The Site consists an approximate 12,288-square foot (SF) parcel and is currently developed with one approximate 363 SF secured structure (the “Site building”), formerly utilized as a gas station building.

According to the historical documentation, from the late 1800s through at least the 1970s, the Site included multiple parcels, identified as 870, 874, 876 and 878 Western Ave. From the late 1800s to the early 1900s, the Site was developed as residential use. The northern portion of the Site operated as a gas station and automotive service facility from at least the 1920s to at least the late 1970s. In later years, it appears that the facility included retail operations. A hotel was present at the Site in 1939. A restaurant operated at the Site from at least the early 1930s to the early 1950s. Both the hotel and restaurant were situated southwest of the gasoline station.

Three 10,000-gallon gasoline underground storage tanks (USTs) were removed from the Site in July 1985 by a construction company. There are no records indicating that environmental oversight was conducted during UST removal activities. The Site is associated with Release Tracking Number (RTN) 3-01933, assigned by the Massachusetts Department of Environmental Quality Engineering (DEQE) in 1986 to address a release of petroleum hydrocarbons to Site soil. The former Site property owner submitted MCP “Phase I” through “Phase IV” reports to the Massachusetts Department of Environmental Protection (MassDEP) from 1998 to 2006 to address assessment activities and investigations, and proposed remedial

¹ Climate Change Adaptation Report. Executive Office of Energy and Environmental Affairs and the Adaptation Advisory Committee. September 2011

action alternatives (RAAs). However, based on a review of electronic reports on file with MassDEP, there is no evidence that proposed remedial measures were implemented.

Site Assessment Findings

Based on the results of a Phase II Comprehensive Site Assessment (prepared by Nautilus Environmental Services, Inc. for Mr. Jerome Sousa, Jr., dated June 2001), the release appears to be attributed to soil generated during the removal of the USTs in 1985. An area of petroleum contaminated soil is located at the southern portion of the Site and measures approximately 30 feet by 30 feet in area (900 SF), to a depth of 15 feet below ground surface (13,500 cubic feet/500 cubic yards/750 tons). A plume of contaminated groundwater extends southwesterly from the area of contaminated soil and towards Western Ave, beyond the Site property boundary.

Project Goal (Site reuse plan)

The owner has established plans to clean up and redevelop the property for to redevelop the Site for residential housing.

Applicable Regulations

Site Cleanup will be conducted pursuant to the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000. Additional applicable local, state and federal regulatory requirements will be adhered to, including the appropriate procurement of contractors.

The applicable regulation is the Massachusetts Contingency Plan (MCP).

Applicable Cleanup Standards

The applicable MCP Standards for the Site are Method 1 Soil Cleanup Standards and MCP Method 1 (S-1) Soil and Groundwater (GW-2/GW-3) Standards.

Cleanup Oversight Responsibility

In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board. Assessment and cleanup activities are conducted pursuant to the Massachusetts Contingency Plan (MCP). EDIC Lynn is conducting voluntary site cleanup.

Cleanup Alternatives

a. Description of Cleanup Alternatives

To address contamination at the Site, three different alternatives were considered including Alternative #1: No Remedial Action; Alternative #2, Cleanup and Post-Remedial Monitoring #3, Institutional Controls, Passive Containment

Alternative #1: No Remedial Action

- The “No Action” alternative assumes that no additional remedial efforts are implemented to address elevated concentrations petroleum hydrocarbons impacts at the Site. The “No Action” alternative can provide a basis for assessing the effects of implementing remedial actions; however, it does not directly reduce the toxicity, mobility or volume of impacted soils or sediment. This response action alternative does not reduce Site risks associated with groundwater that may be impacted in the future, and provides no additional protection to human health or public welfare. Additionally, the contaminants of concern are at levels that do not naturally attenuate and therefore “No Action” does would not reduce potential risk to human health and/or the environment in the long term.

Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring

- **Soil excavation** is an effective approach for source removal. The primary purpose of is to remove impacted media, and thus control potential exposure risks. Excavation involves the removal of impacted soil that presents a potential direct contact risk, along with soil which may serve as a continuing source of petroleum hydrocarbon and VOCs to Site groundwater. The impacted soil is removed from its current setting and transported off-Site for contaminant removal, recycling and/or disposal. Soil excavation could potentially provide limited source removal and is feasible for shallow Site soils, including areas of future underground utilities.
- Groundwater **monitoring** is conducted as a measure to assess the effectiveness of the cleanup. Groundwater is collected from monitoring wells at area within and/or hydraulically downgradient of the cleanup area.

Alternative #3: Institutional Controls, Passive Containment, Monitoring

- **Institutional controls** are mechanisms to limit access to impacted media and include alternatives such as fencing, barriers, and Activity and Use Limitations (AULs) in the form of deed restrictions. While institutional controls do not eliminate contamination, they can provide an effective, low cost means of reducing exposure potential, and thus risk, if properly maintained and enforced. Institutional controls may be effective in mitigating exposure to VOC, petroleum hydrocarbon and metals-impacted soils in locations at which it may be infeasible to reach background conditions. Implementation of an AUL on a Site property to restrict access to impacted groundwater (other than as “exposure pathway elimination measures” or to restrict access to drinking water) is not supported by MassDEP. However, AULs may be implemented to ensure that engineering controls be maintained to mitigate potential risk.
- **Passive Containment:** The primary purpose of containment technologies is to isolate impacted media, and thus control potential exposure risks. Passive containment involves placement of horizontal physical barriers, such as a cap, sealant or membrane,

or vertical barriers such as a grout curtain, slurry wall, or sheet piling in the areas of contamination.

- **Monitoring:** Refer to Alternative #1

b. Evaluation of Cleanup Up Alternatives

Effectiveness-Including Climate Change Considerations:

1. **Alternative #1: No Remedial Action** Alternative #1 is not effective in controlling or preventing the exposure of Site OHM to human or environmental receptors.
2. **Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring** Alternative #2 is effective at removing the sources of OHM and preventing the migration of OHM sources to human and environmental receptors. Groundwater monitoring is effective at assessing the success of the cleanup. Implementation of an AUL is an effective administrative control to mitigate potential impacts to receptors.
3. **Alternative #3: Institutional Controls, Passive Containment and Monitoring:** Although Alternative #3 mitigates direct exposure to contaminated soil, it does not remediate the OHM sources and does not prevent migration of OHM in groundwater to human or environmental receptors. Long-term groundwater monitoring is effective at assessing potential impacts to receptors. Implementation of an AUL is an effective administrative control to mitigate potential soil impacts to receptors.

General Climate Consideration Notes:

Storm water design will be incorporated as part of Site development. In addition, the cleanup design will include the implementation of storm water controls.

Implementability:

1. **Alternative #1: No Remedial Action and Monitoring**
 - No remedial action is conducted and is readily implementable;
 - Monitoring: There is low to moderate technical complexity associated with implementability.
2. **Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring**
 - Ex-Situ Technologies: There is moderate technical complexity associated with implementability.
 - Monitoring: There is low to moderate technical complexity associated with implementability.
3. **Alternative #3: Institutional Controls, Passive Containment and Monitoring**
Institutional Controls:
 - An AUL is readily implementable.
 - Passive Horizontal Containment: There is moderate technical complexity associated with implementability.

- **Monitoring:** There is low to moderate technical complexity associated with implementability.

Cost:

1. **Alternative #1: No Remedial Action and Monitoring:** The estimated cost to implement this option is \$140K to \$160K
2. **Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring**
The estimated cost to implement this option is \$220K to \$240K.
3. **Alternative #3: Institutional Controls, Passive Containment and Monitoring** The estimated cost to implement this option is \$75 to \$100K.

c. Recommended Cleanup Up Alternative

The recommended cleanup alternative is: **Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring**

Documentation of Community Notification

of general bid opening. Otherwise, the deposit will become the property of Projectdog, Inc. Bidders requesting their refundable paper set to be mailed must supply a non-refundable shipping and handling fee of \$25.00 payable to Projectdog.

The job site and/or existing building will be available for inspection at **10 A.M. on Wednesday, December 14, 2016**. Interested bidders should be report to the McGee House, 37 Green Street, Lynn, MA 01901.
Item: December 7, 2016

PUBLIC NOTICE
Draft EPA Brownfields Petroleum Cleanup Grant Application
Former Gasoline and Service Station
870 Western Ave., Lynn, MA

A Draft EPA Brownfields Petroleum Cleanup Grant Application for the Former Gasoline and Service Station Site at 870 Western Ave. in Lynn, Massachusetts will be available for public review and comment.

The Draft Grant Application includes an Analysis of Brownfields Cleanup Alternatives, which will be available for review at the Economic Development Industrial Corporation (EDIC) Lynn Office at Lynn City Hall, 3 City Hall Square, - Room 307, Lynn, MA during business hours Mon, Wed, Thurs: 8:30 AM to 4:00 PM, Tues: 8:30 AM to 8:00 PM and Friday, 8:30 AM to 12:30 PM.

The spokesperson representing the City on this Grant Application is Bill Bochnak, Project Coordinator, who can be reached in person by appointment at the above address, by email at wbochnak@ediclynn.org and by phone at (781) 581-9399.

A public meeting to discuss the Cleanup Grant Application and to receive comments will be held on Tuesday December 20th, 2016, at 6:00 PM, at City Hall, Room 307 3 City Hall Square, Lynn, MA

Item: December 7, 2016

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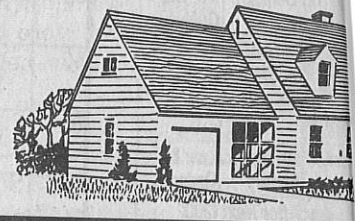
Notice of Public Hearing
Nahant Conservation

In accordance with the Mass. Wetlands Protection Act, the Nahant Conservation Commission will hold a public hearing on the application filed by SSB Broadway Somerville LLC for the construction of a building at 248 Wilson Road, including garage construction of retaining walls within and near the wetlands. The hearing will be held at the Nahant Town Hall, lower level, on Wednesday, December 14, 2016 at 7:30 pm. The Notice of Intent is available for review at the Inspectional Services Office, Mon-Friday during business hours. Contact the applicant's representative at 978-463-9222.

Item: December 7, 2016

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Public Meeting Sign in Sheet

Former Gasoline and Automotive Service Station, 870 Western Ave., Lynn, MA

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