

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

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

R01-17-A-023

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

RE: FY2016 EPA Brownfields Community-Wide Assessment Grant Application

On behalf of the Economic Development & Industrial Corporation (EDIC) Lynn, I am pleased to submit the FY'2017 EPA Brownfields Community-Wide Assessment Grant Application for the Downtown and Waterfront Target Areas of 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 over 125 Brownfields sites in the target area that contribute to blight and decreased morale. The 200-acre Downtown "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. Connecting to the east of the Downtown is the underutilized 300-acre Waterfront, located along Lynn Harbor, with historically industrial uses. 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 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 for Hazardous Substances and Petroleum to support a comprehensive program to identify, assess, and position brownfields sites for cleanup and redevelopment. We intend to build on our recent successes and planning strategies and we have established a list of priority Brownfields sites. The project's overarching goal 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, and develop a vibrant residential Downtown and Waterfront.

- 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:** Assessment
 - ii.) **Assessment Grant Type:** Community-Wide
 - iii.) **Federal Funds Requested:** \$300,000
 - iv.) **Contamination:** Hazardous Substances and Petroleum
- c. **Location:** Lynn, Essex County, Massachusetts
- d. **Property Information for Site-Specific Proposals:** Not Applicable
- 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. **Regional Priorities Form/Other Factors Checklist:** Attached
- h. **Letter from State Authority:** Attached

We anticipate that the this successful Brownfields program will stimulate investment, attract 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. Regional Priorities Form and Other Factors Checklist

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: EDIC Lynn

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. 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, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for the target area.

Page Number(s): 10

Assessment Other Factors Checklist

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.	
Project is primarily focusing on Phase II assessments.	9-10
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 20, 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 Assessment Grant Fund

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 Assessment Grant Program. EDIC is seeking funding to facilitate the assessment and redevelopment of Brownfield properties in the Downtown and Waterfront target areas of the City of Lynn.

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 (45 points total)

1.a. Target Area and Brownfields (15 points)

1.a.i. Community and Target Area Descriptions (5 points)

This EPA Brownfields Community-Wide Assessment Grant Application focuses on an important target area of Lynn, Massachusetts-the **Downtown** and **Waterfront**. 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 200-acre Downtown “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. Connecting to the east of the Downtown is the underutilized 300-acre Waterfront, located along Lynn Harbor, with historically industrial uses, intermingled with low income apartment buildings, shuttered businesses, and concerns of flooding.

1.a.ii Demographic Information and Indicators of Need (5 Points)

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.

Downtown and Waterfront Target Area

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, 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%).

1.a.iii. Brownfields and Their Impacts (5 points)

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 1/4 acre in size and clustered among these Brownfields sites. **Priority Brownfield sites include:** **Downtown:** Releases of hazardous materials at Brownfields sites include the abandoned Whyte's dry cleaner facility, which has leached toxic chlorinated solvents into soil and groundwater for over 15 years and is a priority site for revitalization of the Downtown. This site has been a regulatory headache for MassDEP, since the plume extends beneath multiple properties, including an apartment building. Next door to the Whytes dry cleaner is Walsh's Garage, with a petroleum plume that has also extended beyond its property boundary. The former state-owned "MBTA³ viaduct" building was used as a bus maintenance garage in the middle of the Downtown and has been abandoned for over 30 years, with suspect petroleum contamination. The former Western Ave. gas & automotive service station site has been abandoned for over 10 years, with a plume of petroleum contaminated groundwater that has not been cleaned up. **Waterfront:** A release of petroleum occurred at the Gas Wharf Road property in 1999 and no assessment activities have been conducted. The 5-acre Former Beacon Chevrolet

² Massachusetts Department of Environmental Protection

³ Massachusetts Bay Transportation Agency, is the public operator of most bus, subway, commuter rail, and ferry routes in the greater Boston, Massachusetts area.

Downtown and Waterfront Target Area

site, which has been contaminated with high levels of petroleum and located on the harbor. These plumes can accumulate in groundwater and under homes and contaminate indoor air. Fill has been historically used in the Waterfront and Downtown and is likely to contain hazardous materials, including lead, coal ash and wood ash. The Waterfront is within a floodplain that may cause contaminants to spread in the target area and to sediments and surface water. Buildings at the Brownfields sites are likely to contain lead paint, asbestos and PCBs.

1. b. Welfare, Environmental and Public Health Impacts (15 points)

1.b.i. Welfare Impacts (5 Points)

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. Students lag behind the statewide average in school achievement as measured by the state. Impacts extend to refugees-"Nearly 90 percent of all refugees to Massachusetts end up in one of four communities: **Lynn**, Worcester, Lowell, and Greater Springfield⁴. 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 Street⁵ 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.

1.b.ii Cumulative Environmental Issues (5 Points)

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 chlorinated

⁴ WGBH News, Boston

⁵ Boston Globe, Boston, MA., March 15, 2015

Downtown and Waterfront Target Area

solvent contaminants at the Whyte's Laundry site can become more toxic and continue to transform to vinyl chloride, which is a carcinogen and difficult to clean up. Petroleum releases from the MBTA Viaduct property and Walsh's Garage 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 the 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 facilities⁶, 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 percentile⁷.

1.b.iii Cumulative Public Health Impacts (5 Points)

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** are at the abandoned Whyte's Laundry site include vinyl chloride⁸ and PCE, classified by EPA as carcinogens and exposure can result in illness and death⁹. 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 percentile¹⁰). 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 mesothelioma¹¹. 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 melanoma¹². Contaminant releases from Beacon Chevrolet have resulted in releases of **petroleum hydrocarbons**, including benzene, which are carcinogenic and may cause leukemia and other cancers¹³. The incidence of multiple cancers in the City is higher than expected as compared to statewide averages¹⁴.

1.c. Financial Need (15 Points)

1.c.i. Economic Conditions (5 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

⁶ EPA Envirofacts

⁷ EPA EJSCREEN

⁸ EPA Air Toxics-Vinyl Chloride

⁹ Agency for Toxic Substances & Disease Registry (ATSDR).

¹⁰ EPA EJScreen

¹¹ Asbestos Health Effects. USEPA.

¹² Health Effects of PCBs. USEPA.

¹³ ATSDR

¹⁴ Cancer Incidence in Massachusetts 2008-2012. Mass. Dept. of Public Health. June 2016.

Downtown and Waterfront Target Area

an \$18.6 million gap between available funds and the money the state requires the district to spend to provide students an adequate education”¹⁵. 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 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 (10 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 properties¹⁶ 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 (55 points)

2.a. Project Description, Project Timing, and Site Selection (30 points)

2.a.i. Project Description and Alignment with Revitalization Plans (17 Points)

¹⁵ Lynn Journal. August 22, 2016

¹⁶ Zillow.com listing of foreclosures

Downtown and Waterfront Target Area

The project's overarching goal 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**¹⁷ and develop a vibrant residential Downtown and Waterfront. We will offer accessible "birth to career" educational opportunities, and **equitable, affordable housing**¹⁸ 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 hired a dedicated Transformative Development Initiative (TDI) Fellow, dedicated to Lynn, to enhance our economic development capacity. Lynn has implemented multiple 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.***

Downtown: As quoted by the City's mayor, "The Whyte's Laundry property is one of the lynchpins of developing an entire block of the downtown". The Downtown Market Street Vision Plan seeks to re-densify the urban core, through a mix of retail, housing and office uses that contribute to its vitality and potential as an "18-hour" downtown economy. The proposed Market Street development seeks mixed-used development to include commercial/office space on ground floor and residential on the upper floors, which will create 600 residences. The state established Lynn as a Downtown Cultural District and EDIC Lynn recently renovated an abandoned building into artist studios and lofts. Redevelopment is targeted for new buildings and/or pocket parks to **enhance walkability and recreation**¹⁹. As outlined in the Build on the Vision for Downtown Lynn, creation of new "**Post Office Park**" is planned*, near the Whyte's Laundry site and the Walsh's Garage site. Our MassDevelopment TDI Fellow is leading an effort to redevelop the abandoned MBTA viaduct site into a public market and artist space. Attracting more residents to the Downtown will increase income diversity and more housing will help to stabilize the target area. EDIC Lynn and the City have pulled out all of the stops to reinvigorate the target area-the official Massachusetts Cultural Council designation of the

¹⁷ This is a HUD-DOT-EPA Livability Principle

¹⁸ This is a HUD-DOT-EPA Livability Principle

¹⁹ **Asterisk*** This is a HUD-DOT-EPA Livability Principle

Downtown and Waterfront Target Area

Downtown Lynn Cultural District in 2012 puts a spotlight on a multi-ethnic arts, theatre, and cultural events scene which has begun to build a creative economy base. The 2014 Downtown Lynn Traffic Circulation Study was conducted to improve redevelopment and safety and **accommodate walking and biking***.

Waterfront: The Waterfront Master Plan includes the relocation of 1 mile of power lines, in the target area in 2010-a critical step for redevelopment. The 2014 launch of the seasonal commuter ferry to Boston is being used by over 16,000 passengers each year. The goal is for **year-round ferry use and to connect passengers to the commuter rail line and buses*** in the target area to shop, invest and live and to provide links to jobs in Boston. This Plan proposes changing this underutilized land from industrial uses into three distinct neighborhood districts: the Gateway Waterfront Neighborhood, the Downtown Waterfront, and Lower Sagamore Hill. These districts would include new residential construction complemented by commercial/retail businesses, offices, and hotel development. Additionally, the Plan includes a fourth district called the Marine Park Industry Center, which includes industrial and marine-dependent operations as well as some offices. Recreational amenities and planning initiatives include Bike to the Sea and the Essex Coastal Scenic Byway, to **enhance recreational and transportation opportunities***. Building on the Targeted Brownfields Assessment (TBA) completed by EPA Region 1 in 2000, assessment and redevelopment of the Former Beacon Chevrolet site will provide more than 300 apartments and quick access to the Downtown. The City has partnered with its planning commission, Metropolitan Planning Commission (MAPC) to establish a pedestrian and bicycle network in this area. Further, EDIC Lynn completed a state-funded Coastal Resiliency Study in 2016, which identifies management measures that can be integrated into ongoing hazard mitigation efforts and waterfront development plans, as well as prioritizing new infrastructure.

2.a.ii. Timing and Implementation (13 points)

(a) Contractor Procurement (3 points)

In adherence to Massachusetts Chapter 30B procurement laws, the City will procure a Qualified Environmental Professional (QEP) through a competitive bidding process. A draft Request for Proposals (RFP) will be prepared by EDIC Lynn and reviewed by City personnel, including the Mayor and Chief Procurement Officer, prior to release. The RFP will be published in a local newspaper and state's Central Register and/or Goods and Services Bulletin.²⁰

(b) Site Inventory (5 points)

EDIC Lynn will “hit the ground running” upon award of assessment funding (Spring 2017). We have generated an initial list of priority Brownfield sites (Whyte's Laundry, Walsh's Garage, MBTA viaduct site, Gas Wharf Rd., Beacon Chevrolet, Western Ave. gas & automotive service station). Assessment of these sites are critical and necessary to implement the Downtown and Waterfront plans and initiatives developed by EDIC Lynn and the City and supported by the public. The Brownfields committee will establish a meeting schedule in mid-2017 and develop a community outreach plan to ensure that the community and stakeholders participate in the site selection process, which is anticipated to be accomplished through our community involvement plan. Our Brownfields task force/steering committee will develop a thorough inventory of potential Brownfields sites in the target area and establish a ranking and prioritization criteria to

²⁰ State law (Ch.9, section 20A) and state regulations (950 CMR 21.00) mandate that state, county, and local government agencies all place their bid notices for certain design, construction-related, and real estate projects in the Central Register. In addition, the Uniform Procurement Law (Chapter 30B, section 5) still requires all municipalities and county agencies to advertise most bids for procurements over \$100,000 in the Goods & Services Bulletin.

Downtown and Waterfront Target Area

select the sites for assessment. Ranking criteria will include eligibility, potential environmental conditions, property access, redevelopment potential, leveraging, public benefit, reuse of existing infrastructure and potential job creation.

(c) Site Access (5 points)

EDIC Lynn will prepare access agreements with participation of the City's legal department and will submit access agreements to property owners and/or representatives of selected Brownfields sites. We will coordinate its outreach effort to the property owners/representatives with the participation of the Brownfields steering committee and community organization partners. In addition, EDIC Lynn's QEP will provide the details of proposed assessment activities for inclusion in the access agreements and will support us in describing proposed assessment activities to the site owner/representatives in both written and in-person. Translators will be utilized to participate in access agreement discussions and proposed assessment activities.

2.b. Task Description and Budget Table (20 points)

2.b.i. Task Description (15 points)

Task 1: Cooperative Agreement Oversight: EDIC Lynn will establish a Brownfields Task Force/Steering Committee ("Committee") comprised of local elected officials, business community, economic and community organizations and stakeholders. MassDEP and EPA Brownfields staff will be invited to sit on the Committee. We will review responses to the RFP, conduct interviews and select a QEP. We will prepare the required EPA reporting (quarterly reports, ACRES, etc.). EDIC Lynn staff will also perform general program management and communication with regulatory personnel and community officials. The Committee will meet monthly to ensure that the priorities and direction of the Brownfields Program are being met. These meetings will be open to the public and will be held in locations in the target area. We have budgeted a total of 97 staff hours (\$50/hr.) and \$3,600 in QEP support from petroleum and hazardous substance assessment funding. QEP expenses include assistance in developing outreach materials and EPA reporting. 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) **Outputs:** outreach materials and program meetings. **Outcomes:** Establishment of Brownfields task force/steering committee, site access agreements and contracting a QEP.

Task 2: Community Engagement and Site Selection: In addition to the known priority sites, we will work with the City Assessor to update the target area inventory of sites, including tax-delinquent properties. The majority of the budget under this task will focus on community engagement. Interviews with property owners and project stakeholders will be conducted. EDIC Lynn will hold a series of quarterly public meetings to engage local stakeholders about the Brownfields process and translators will be utilized to support our multilingual population in the target area. The Committee will develop the threshold and ranking criteria which will be used to determine if the site meets the established EPA and state eligibility requirements. The potential for redevelopment, site location, reuse of existing infrastructure and job creation will be considered for ranking criteria. Hazardous materials and petroleum sites will be categorized separately. We will prepare access agreements for site property owners. We have budgeted a total of 120 staff hours (\$50/hr.) and \$4,800 in QEP support for the two assessment programs. **Outputs:** Site selection, access agreements. **Outcomes:** Community engagement

Task 3: Phase 1 and Phase II Site Assessments: Our QEP will conduct Phase I Environmental Site Assessments for each selected site in accordance with the ASTM E 1527-13 and EPA "All

Downtown and Waterfront Target Area

Appropriate Inquiry” standards. This process will consist of sites reconnaissance, contact with regulatory agencies, file review, interviews with knowledgeable people regarding the site, and a written report for each site. Phase I reports will include a summary of “recognized environmental conditions” (RECs), along with recommended Phase II activities. We expect 6 Hazardous Substance Phase I ESAs (\$4,500 ea.), and 4 Petroleum Phase I ESAs (\$2,550 ea.). Staff time is budgeted as 120 hours (\$50/hr.) to review reports and interface with community partners, stakeholders, regulators and property owners. If the results from the Phase I ESA indicate RECs are present at a site, Phase II assessments will be conducted. A Quality Assurance Project Plan (QAPP) will be prepared and submitted to the EPA. The Phase II assessments are expected to include sampling and laboratory analysis of soil, sediment, groundwater, surface water, soil gas and indoor air and potentially building materials. We anticipate completing 5 Hazardous Substance Phase II assessments (\$25,200 each) and 3 Petroleum Phase II assessments (\$26,000 each). **Outputs:** Phase I reports and RECs, Phase II Reports, risk to human health and/or the environment. **Outcomes:** Data for cleanup and reuse planning.

Task 4: Cleanup and Reuse Planning: The Phase II assessment data will support a Cleanup Plan with integrated Analysis of Brownfield Cleanup Alternatives (ABCA) for each site, based on the specific or potential reuse scenario(s). The Cleanup Plan will include remedial actions for each identified contaminant that exceeds applicable MCP²¹ regulatory criteria. Remedial actions will be evaluated based on cost, feasibility, and effectiveness in protecting human health and the environment. Reuse actions will be developed using planning techniques, including community design charrettes, developer input, and goals for site reuse. We will continue to maintain communication with the public, abutters, and owners during the process. Quarterly public meetings will discuss the results of the assessments and proposed remediation and reuse planning to inform and solicit feedback from the public. We anticipate 4 Hazardous Substances ABCAs (\$4,000 ea.) and 2 Petroleum ABCAs (\$3,500 ea.) Staff time is budgeted as 120 hours (\$50/hr.) for reuse planning and \$2,550 in QEP support for the two assessment programs. **Outputs:** An interactive plan for cleanup of Brownfields sites; Remedial cost estimates cleanup design. **Outcomes:** Cleanup and reuse plans.

2.b.ii. Budget Table (5 points)

Budget Categories	Project Tasks-HAZARDOUS MATERIALS ASSESSMENTS				
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement Site Selection	Task 3 Phase I & Phase II Site Assessments	Task 4 Cleanup and Reuse Planning	Total
Personnel	\$4,250	\$5,000	\$ 5,000	\$5,000	\$19,250
Fringe Benefits*					
Travel	\$2,000				\$2,000
Equipment					
Supplies					
Contractual	\$3,300	\$4,500	\$153,000	\$17,950	\$178,750
Other					
Total	\$9,550	\$9,500	\$158,000	\$22,950	\$200,000

²¹ 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.

Budget Categories	Project Tasks-PETROLEUM ASSESSMENTS				
(programmatic costs only)	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement Site Selection	Task 3 Phase I & Phase II Assessments	Task 4 Cleanup and Reuse Planning	Total
Personnel	\$600	\$1,000	\$1,000	\$1,000	\$3,600
Fringe Benefits*					
Travel					
Equipment					
Supplies					
Contractual	\$300	\$300	\$88,200	\$7,600	\$96,400
Other					
Total	\$900	\$1,300	\$89,200	\$8,600	\$100,000

**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. By assessing Brownfields, 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 [35 points]

3.a. Engaging the Community [15 points]

3.a. i. Community Involvement Plan (10 points)

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

Downtown and Waterfront Target Area

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 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 Brownfields sites 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 Strategy²².
- ✓ 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 assessment, remediation and reuse processes.

We anticipate quarterly public meetings (over the 3-year period) to engage the community on the Brownfields process, assessment results, and input on the remediation and reuse process.

3.a. ii. Communicating Progress (5 points)

We will utilize its community organizations to ensure that the public is continually engaged on project progress and is empowered to voice their opinions and needs for the target area. To foster collaboration, we will employ local meeting places that accommodate disabled and elderly access, including churches, schools, City Hall and the senior services office. To motivate residents and stakeholders in the target area, we will demonstrate that their input is being incorporated into the project and showcase feedback through the use of posters and charrettes, which will be posted throughout the target area, including City Hall, library and local meeting spaces. We will also share the results of online surveys. 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 communications for languages including, Spanish, Mon-Khmer, and Haitian French Creole.

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

²² Downtown Lynn Action Strategy

Downtown and Waterfront Target Area

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

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)²³. The City's Economic Development Director, Engineer, Assessors, and Mayor will assist with local data collection, historical records, public outreach, redevelopment and design reviews.

3.b. ii. Other Relevant Governmental Partnerships (4 points)

EDIC Lynn will partner with EPA Region 1 for meetings, community outreach and program guidance and compliance. We will also partner with Lynn Housing Authority & Neighborhood Development, Lynn Office of Economic Community Development and Lynn Area Chamber of Commerce to assist in redevelopment planning. We will also partner with the City's Public Health Dept. for community outreach and education on health issues. MassDevelopment will provide input on redevelopment funding opportunities and will assist EDIC Lynn in attracting developers to the Brownfields sites. We will partner with the local police and fire department to provide site security support. The LEAD Team, which includes the state's transportation secretary, environmental secretary, legislative delegation and city officials and MassDevelopment, is providing support on planning, permitting and development. Our MassDevelopment TDI fellow will provide planning and redevelopment expertise.

3.c. Partnerships with Community Organizations (9 points)

3.c.i. Community Organization Description & Role (5 points)

The following organizations will be invited to join the Brownfields Committee:

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.

²³ 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.

Downtown and Waterfront Target Area

Lynn Area Chamber of Commerce will provide support on site reuse.

3.c.ii. Letters of Commitment (4 points)

Entities outlined in the above section 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 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 (25 points total)

4. a. Welfare, Environmental, and Public Health Benefits (13 points)

The assessment and cleanup of these Brownfields expects to accomplish the following benefits:

- ✓ Increased City tax revenues will providing the much-needed resources to the target area's residents, including language, learning, child care, elderly support, meals and health care
- ✓ Removal of contaminants from soil, groundwater, indoor air, and abandoned buildings will lead to a reduction of health impacts in the target area, including lead in children's blood, asthma, pneumonia, disease, and reducing elevated cancer rates
- ✓ Address environmental justice concerns by establishing a multilingual public outreach and education program on health impacts associated with exposure to contaminants, and develop solutions to avoid contaminant exposure
- ✓ Implement the City's planning to reduce traffic in the area and improve air quality
- ✓ Implement EDIC Lynn's and City's plans for equitable, affordable and market rate housing opportunities for existing and new residents in the target area
- ✓ Reuse and improvements to existing infrastructure, including the combined sewer overflow system, will remove migration pathways of hazardous waste and petroleum into the harbor and buildings in the Waterfront, and employ climate change resiliency
- ✓ Waterfront assessment and cleanup will improve the environmental quality of the harbor and mitigate potential impacts to marine life
- ✓ The pedestrian and bicycle network will provide recreation; increase health benefits; and contribute to sustainable transportation options.
- ✓ The redeveloped MBTA viaduct building will be a gathering place and cultural venue for the target area and bring more residents to the nearby seasonal farmer's market for fresh fruits and vegetables and healthy food options²⁴.

4.b. Economic and Community Benefits (12 points)

As demonstrated by our recent successful 2016 Developers Tour, the City is gaining momentum on realizing its vision to revitalize the target area by reinvestment. We envision the following economic and community benefits:

²⁴ This is a HUD-DOT-EPA Livability Principle

Downtown and Waterfront Target Area

- ✓ Invigorate public engagement, dialogue and awareness and empower the multicultural community to be involved in planning and development of the City and the target area.
- ✓ Increase cultural and civic venues and events (parks, art, performances) in the Downtown to foster community engagement and improve livelihood of community
- ✓ Renewal of the target area is expected to push landlords to “keep up” with the revitalization and improve the livelihoods of their tenants.
- ✓ New employment and training opportunities for the poor/ unemployed in the target area
- ✓ Increased tax revenues from renewed and redeveloped properties
- ✓ Decrease in abandoned buildings frees up Inspectional Services Dept. to focus to granting permits, leading to increased development and revenue.
- ✓ Less crime translates into less strain on City services (i.e., police and fire depts.), and increase in real estate values for properties surrounding Brownfield sites
- ✓ Utilizing Brownfields Assessment program as learning/teaching/job training opportunity
- ✓ The increase in residential housing is expected to increase the demand for ferry service, by bringing more visitors, and also providing our residents with an easier and sustainable commute into Boston for higher income jobs and education. With an increase in both commuter rail and ferry ridership, companies will want to invest in the City
- ✓ By increasing the vitality of the Downtown with gathering places and civic participation, and remediating and redeveloping the Brownfields sites, we expect crime to decrease in the community, which will bolster commercial expansion and developer interest.
- ✓ Increase in transit-oriented development, by linking the commuter rail to the ferry and bus lines and walking/biking paths

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (40 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 (23 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

Downtown and Waterfront Target Area

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 (5 points)

Our anticipated outputs from the Brownfields Assessment Program are technical and quantitative reports that will provide the EDIC and the City with the next steps to move the sites forward. As an outcome, abandoned sites may be acquired by EDIC/City as a tax taking. We will seek funding for cleanup and bring the sites into state compliance, with the goal of seeking developer interest. Additional outcomes include developer purchase of privately-owned sites for cleanup and 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 (10 points)

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant (10 points)

5.d.i.1. Accomplishments (5 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 (5 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**
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

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 black ink, likely of Matthew A. Beaton, the Secretary.

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

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

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

LMFC
Lynn Municipal Finance
Corporation

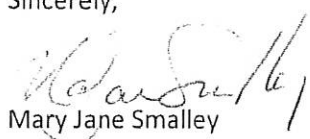
Dear Ms. Bowie:

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 Prior 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>[Signature]</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.
---------	--------------------	--



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,

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

3.B. Letters of Commitment from Community Organizations



Rec'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, 2016


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 Community-Wide assessment program. 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 Downtown and Waterfront 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 Community-Wide Assessment Grant Application!

Sincerely,


Paul T. Crowley

Executive Director, Greater Lynn Senior Services



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

Rec'd
12-13-2016

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:

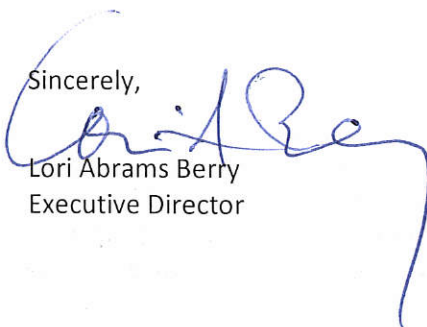
I am writing to lend my enthusiastic support for the grant application that EDIC Lynn is submitting to EPA to conduct community-wide assessment on brownfield sites in the Downtown and Waterfront target areas of Lynn.

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 health center, 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 the brownfield sites. 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 with the Downtown and Waterfront neighborhoods.

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 Community Wide Assessment Grant. As Lynn's regional planning agency, 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 this Community-Wide Assessment Grant application to conduct Brownfield assessment activities for sites in the target area.

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 in and near our study area. MAPC supports the efforts of the city of Lynn to expand the scope of its assessment and outreach activities and to facilitate the revitalization of the parcels affected by contamination. The EPA Brownfields Community Wide Assessment grant would help the city to realize its goals for the stabilization of its neighborhoods as well as the promotion of new investment and economic development opportunities.

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 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:

The Boys and Girls Club 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 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 look forward to partnering with EDIC on community engagement.

Thank you for the opportunity and good luck on the EPA Brownfields community-wide assessment grant application.

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 grant application for the Environmental Protection Agency Community-wide Brownfields Assessment. The college which maintains one of its two campuses in the City of Lynn, actively partners with the City on several education and workforce development programs through the community based *CommUniverCity at Lynn* initiative which is housed at the Lynn campus.

The college supports the city's revitalization efforts and is committed to expanding its presence in the community. The college expects to complete a \$21 million expansion at the Lynn campus in the summer of 2017 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,

A handwritten signature in blue ink, reading "Patricia A. Gentile".

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



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 Community Wide Assessment for the Downtown and Waterfront. 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 redevelopment opportunities in the target area and offering input and insight and 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

José Reyes
Presidente
President/Chairman

Rosa Solís
Tesorera
Treasurer

Miriam Trisero
Morales
Secretaria Interina
Acting Secretary

Miguel González
Domingo Domínguez
Presidentes Salientes
Former Chairmans

Junta de Director
Board of Directors

Basilio Encarnación

Alejandro Enríquez Pérez

Rosa Zullo

Epifanio Cristóbal

Pirashas Juhasz-Pollard

Cristino Acosta

Cándido Guerrero

NSLBA
Established 2010



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

EXECUTIVE BOARD

Teresa Sarno

Chair

Eastern Bank

Rick Wood

Vice Chair

Wood & Associates Insurance

Tom Dill

Treasurer

Lazy Dog Sports Bar

Erin Calvo-Bacci

Secretary

CB Stuffer

Taso Nikolakopoulos

Immediate Past Chairman

John's Roast Beef & Seafood



BOARD OF DIRECTORS

Christopher Bibby

Bibby Real Estate

Johannah Conway

Coast Maintenance Supply

Patrick DeIulis

DeIulis Brothers Construction

Rich Gorham

GE Aviation

Christian Hassel

Atlantic Ambulance

Anthony Migliaccio

Salvy The Florist

Peter Mikedis

Sidekim Foods

Susie Moniz

Moniz & Mendes, P.C.

Diana Moreno

Metro Credit Union

Christine Pierce

Columbia Insurance Agency

Jim Reece

Welch Florist

Grace Cotter Regan

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:

The Lynn Area Chamber of Commerce is very pleased that EDIC Lynn is applying for an EPA Brownfields Community-Wide Assessment Grant. We understand the importance of this application and the need to assess and clean up the contaminated Brownfields sites in the Downtown and Waterfront target area, and ready these properties for redevelopment.

The Chamber offers its assistance and will partner with EDIC on the reuse of these Brownfields sites. As you know, we also offer our portfolio of developer and commercial/retail contacts to EDIC as part of this effort.

Wishing you success on this Application!

Respectfully,

Leslie Gould

President/CEO

Lynn Area Chamber of Commerce

4. Threshold Criteria

Downtown and Waterfront Target Area

THRESHOLD CRITERIA FOR ASSESSMENT 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. Community Involvement

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 Brownfields sites 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 Strategy¹.
- ✓ 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 assessment, remediation and reuse processes.

¹ Downtown Lynn Action Strategy

Economic Development & Industrial Corporation (EDIC), Lynn, Massachusetts
FY 2017 EPA Brownfields Community-Wide Assessment Grant Application

Downtown and Waterfront Target Area

We anticipate quarterly public meetings (over the 3-year period) to engage the community on the Brownfields process, assessment results, and input on the remediation and reuse process.

Non Profit Organization 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
---	---

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

Letters of Commitment from Coalition Members-NOT APPLICABLE

Property-Specific Determination Request-NOT APPLICABLE

Petroleum Eligibility Determination Request-NOT APPLICABLE

Justification for Requested Waiver- NOT APPLICABLE