



Economic Development Department
Community Development Unit
4 Summer Street
Haverhill, MA 01930
9778-374-2344

R01-24-A-016

**City of Haverhill, Massachusetts - Narrative Information Sheet
USEPA FY24 Brownfields Assessment Grant Application**

1. Applicant Identification: City of Haverhill
4 Summer Street
Haverhill, Massachusetts 01830-5836
2. Funding Requested:
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
3. Location: Haverhill, Essex County, Massachusetts
4. Target Area & Priority Site Information:

Target Area: Lafayette Square, Downtown Haverhill

Census Tracts: 25009260100 and 25009260800

Priority Sites: 1) Stevens Mill Complex, 2 Stevens St., Haverhill, MA
2) 112 Hale Street, Haverhill, MA
3) 203 Essex Street, Haverhill, MA
5. Contacts:
 - a. Project Director:
Andrew Herlihy, Director of Community & Economic Development
4 Summer Street
Haverhill, MA 01830
Telephone: (978) 374-2344
Email: aherlihy@cityofhaverhill.com
 - b. Chief Executive/Highest Ranking Elected Official:
James Fiorentini, Mayor
4 Summer Street
Haverhill, MA 01830
Telephone: (978) 374-2300
Email: mayor@cityofhaverhill.com
6. Population: 67,361

7. Other Factors:

Other Factors	Page #
Community Population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2
The priority site(s) is in a federally designated flood plain.	1, 2
The reuse of the priority site(s) will facilitate renewable energy form wind, solar, or geothermal energy.	3, 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 6
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	No.
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	N/A

8. Letter from the State or Tribal Environmental Authority: See attached.

9. Releasing Copies of Applications: Not applicable.

Attachments: MassDEP Acknowledgement Letter

Narrative Information Sheet Attachment

**Letter from State or Tribal Environmental Authority
(Massachusetts Department of Environmental Protection)**



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

Beth A. Card
Secretary

Martin Suuberg
Commissioner

January 25, 2024

Via Email

Attn: Andrew Herlihy
Community Development Director
City of Haverhill
4 Summer Street, Haverhill MA, 01830

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Haverhill
Brownfields Community-Wide Assessment Grant

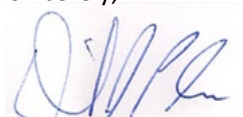
Dear Mr. Herlihy:

I am writing to support the application submitted by the City of Haverhill under the Fiscal Year 2024 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. We understand that the City is currently undertaking several assessment projects across the community to promote redevelopment with a focus on the Lafayette Square area and Downtown Haverhill along the Little River Corridor including priority sites in the Stevens Mills Complex. EPA funding will facilitate Brownfields redevelopment by providing resources to assess properties and conduct cleanup planning and redevelopment planning at properties where actual and perceived contamination exist that inhibit potential future development within the target area.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available resources and incentives. The Massachusetts Department of Environmental Protection (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 support the City of Haverhill to help make this project a success.

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

Sincerely,



David Foss, CPG, LSP

Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Dorrie Paar, US EPA
Joanne Fagan, MassDEP Northeast Regional Office

This information is available in alternate format. Call the MassDEP Diversity Office at 617-556-1139. TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

HAVERHILL, MA LAFAYETTE SQUARE BROWNFIELDS ASSESSMENT NARRATIVE

1.a.i. Overview of Brownfield Challenges and Description of Target Area. The City of Haverhill, located in northeastern Massachusetts on the Merrimack River, is almost 36 square miles with a wide variety of land uses, ranging from rural agricultural areas to urban areas such as the city's historic industrial center. Established in 1640 as Pentucket, and incorporated as a city in 1870, Haverhill is one of the midsize "Gateway Cities" designated for support by the Commonwealth of Massachusetts because of their importance to regional economies and their opportunities to expand on their historical importance and industrial legacy. Gateway Cities also commonly feature deep and authentic architectural heritage, as well as potential for transformative economic and social redevelopment. Historically, Haverhill was known as the Queen Slipper City, one of the world's largest manufacturing centers for shoes. With the loss of its traditional manufacturing base and subsequent decline, Haverhill is in the process of revitalization.

This proposal will focus on the target area of Lafayette Square area in Downtown Haverhill (42.776199, -71.077278.), in particular, properties that are adjacent to the Little River, Haverhill's main tributary to the Merrimack River. This project will primarily focus on Census Tracts 25009260100 (2601) and 25009260800 (2608).

Throughout Haverhill's history the Merrimack River and Little River have together been an integral part of economic development. The many 19th and early 20th century mills along these rivers attest to this fact. The area just North of Lafayette Square is primarily industrial with some buildings empty, some repurposed and some still being used for industry. The buildings and surrounding grounds may contain dangerous contaminants such as asbestos, lead, oil, lead, PCBs and more. This grant would help the City assess the ecological and environmental ramifications of these derelict mill buildings not yet renovated, especially as these sites potentially leach contaminants into the important adjacent water sources. Typical of Gateway Cities, Haverhill has faced economic challenges for decades and resulting brownfields issues such as abandoned buildings, legacy pollution, blight, increased crime, and strain on public resources, adding to the financial burdens (reduced income, increase poverty, lower tax revenue and wages, etc.) and public health disparities on target area residents.

Our Revitalization Plan recognizes the need for new, modern development in the inner-city target areas. The City's first Master Plan in a quarter century, Haverhill: 2035, puts the strategy in place to create affordable housing, mixed use buildings and green space in the target areas while improving climate change resiliency. This strategy will balance social, educational, economic and environmental interests in an initiative to create sustainable, lasting development. This grant will help us identify and assess sites potentially contaminated by dangerous substances, conduct a range of planning activities, develop site-specific cleanup plans, and engage the community more actively in the process. Funding initial high-risk due diligence investment on these sites makes the likelihood of a successful, impactful redevelopment much higher.

Specific Target Areas: Haverhill will focus on two primarily industrial areas including (1) the building and property located at the intersection of Winter Street/Stevens Street (Stevens Mill Complex), (2) riverfront properties along Hale Street and Upper Essex Street, census tracts 2601 and 2608, respectively. Tract 25009260800 (2608) is 0.3 square mile with a population of approximately 5,690 people (16,609.5 people per square mile). Tract 25009260100 (2601) is 0.4 square mile with a population of approximately 5,100 people (16,609.5 people per square mile).

ii. Description of the Priority Brownfield Site(s): *Stevens Mill Complex (2608)* -- The City is currently in the process of trying to find funding to remove the private Little River Dam which is directly attached to the Stevens Mill, the foundation of which is integrated within the left dam abutment. The building has long been derelict and severely damaged by fire and vandalism. Winn Development has secured a long-term Purchase and Sale agreement for this complex, which would lead to the repurposing of the mill into mixed-income housing and commercial space. However, this developer will only take ownership once the liability of the dam is eliminated. Studies of the dam have found that the industrial legacy of the areas

draining to the river have resulted in the accumulation of contaminated sediments behind the dam, including isolated areas of PCBs above critical health and safety thresholds. This grant will help further assess the Stevens Mill building and surrounding properties to determine if they have been impacted by contaminants or environmental issues.

In 2014, this property on the corner of Winter Street/Stevens Street was the site of a fire that was seen as far away as Boston. The building is now considered unsafe and the fire department will not enter the property if another fire occurs. It is common knowledge that this mill includes many contaminants including asbestos, lead, PCBs and more. If the building burns, it will release these contaminants into the air and the Little River, making the areas around it dangerous for the mostly low-income residents, and polluting the Little River which runs directly into the Merrimack River.

Hale Street and Upper Essex Street (2601): Both streets are historic industrial corridors of the city, situated on the Little River, lined with old industrial buildings, some of which are occupied, some are not. Given the severe housing crisis, analysis is underway about using vacant industrial space for housing along Hale Street, Essex Street and elsewhere. The region's foremost historic preservation agency, Historic New England, is headquartered here and is proposing a significant mixed-used redevelopment extending northward along Essex Street toward Lafayette Square, but environmental concerns cloud this plan.

iii. Identifying Additional Sites: On past Brownfields Grants, a committee of knowledgeable city residents was established to make recommendations which includes identifying additional sites. We would re-establish that committee and appoint or re-appoint people with policy expertise in relevant areas, project partners, community leaders and the City's Management/Outreach consultant. Using community outreach and input, they will make decisions about inventory and site prioritization, reuse plans, economic development, and community engagement efforts, among others. The committee will meet at least once each quarter during this project. EJ Communities as well as sites that have the potential for environmental damage would be prioritized, along with those sites that have a higher chance of redevelopment and greater economic impact potential within those target areas.

b. i. Reuse Strategy and Alignment with Revitalization Plans: The City is requesting \$500,000, most of which will be used for Phase I and Phase II Environmental Site Assessments (ESAs) and cleanup and reuse planning. The City has long recognized the potential for riverfront development which is addressed in the City's "Vision Haverhill: 2035," a notable update of the City's Master Plan since prior EPA grants. The Merrimack River and Little River are two of the most important and critical natural resources for the City. Therefore, development adjacent to the riverfront should be strategic and balanced to protect the river(s) while also providing targeted areas for development and increasing accessibility to adjacent, low-income and heavily minority neighborhoods. Development along the riverfront is poised to have several benefits: increasing the commercial tax base, economic development, and job opportunities; adding much needed housing in desirable locations; increasing access to open space and recreational programming; and through targeted development, preserving the river(s) as a natural resource(s) and public amenities. These projects address one of the Downtown/ Waterfront goals of Vision Haverhill: 2035.

ii. Outcomes and Benefits of Reuse Strategy: *The Pentucket Mills complex:* Completing this project by removing the dam and remediating the problems with the building and surrounding property would provide the following benefits to the city: 1) reduced flooding risk in an EJ neighborhood; 2) the addition of a river access point and public green space amenities from land recovered from the dam's removal, and the resulting narrowing of the Little River; 3) providing mixed-use redevelopment and affordable housing; and 4) environmental benefits associated with elimination the dam that would benefit important fish habitats and several endangered species, removing dangerous contaminants along Little River.

Upper Essex Street - Historic New England (formerly the Society for the Preservation of New England Antiquities) recently acquired the Burgess Building mill. Their plan is to create a cultural destination and vibrant mixed-use district anchored by a new Historic New England Center for Preservation and Collections to showcase some of their remarkable collection that would include a visitor center and exhibition space. Their vision also includes building housing, retail, a hotel, a theater, public green space, spaces for artists and more on their two associated lots on Essex Street. Historic New England's development could take a decade. Assessment funds will help the City expedite development of a plan for the abutting properties that will effectuate Historic New England's already conceived plan.

Hale Street will be assessed for the potential for much needed affordable housing. There are vacant upper floors of industrial properties next to scrap metal yards, storage and warehousing facilities, along with automotive/trucking repair that could all need to be repurposed in the near future.

Once revitalized, the grant's target area should experience increased housing, new businesses sited within the area, jobs created, as well as additional green space. All of these impacts will improve the quality of life for those who live in the EJ areas, as well as all Haverhill residents, advancing the land use goals of the City's Revitalization Plans while increasing tax revenue, jobs and badly needed housing.

Improving Climate Adaption/mitigation capacity and resiliency. Cleaning up the sites along the Little River will ensure that contaminants will not find their way into the Merrimack, potentially destroying varied fish and wildlife. In addition, when buildings are constructed or renovated along the river, they will follow updated current stretch building codes. Currently the corner of Winter and Stevens Streets is abandoned and blighting, representing a significant public health and safety threat right in the heart of the city.

Overall, Haverhill's downtown and lowest-income neighborhoods are the most susceptible to flooding based on geographic location, and the most climate-vulnerable based on demographics. Entire EJ neighborhoods upstream of the dam are mapped within the 500-year FEMA flood zone. Further, modeling of future precipitation conditions indicates that the current 500-year flood zone will become the 100-year flood zone by late century, significantly increasing the risk for these vulnerable residents if the dam remains in place.

Both the acute and chronic impacts associated with extreme weather and natural and climate-related hazards are an increasing concern for Northeast Massachusetts. Participants at the Merrimack Valley Planning Commission's (MVPC) Community Resilience Building (CRB) workshop in Haverhill identified flooding, extreme precipitation, major storm events, and extreme temperatures as the top four climate hazards facing the community. Historically, Haverhill experienced extreme flooding in 1936 and from the Hurricane of 1938, which led to the construction of a 30-foot tall Army Corps of Engineers floodwall to protect the downtown area. Due to rising sea levels and tidal impacts that wall recently needed to be raised an additional 2 feet in order to maintain its federal certification. In August, 2023 alone, severe rainstorms caused over \$6 million worth of damage to residences and businesses.

High water is anticipated to potentially rise to Elevation 8.7 feet (NAVD88) by the year 2070 based on the "high" scenario for Boston as documented within the SHMCAP. This "high" scenario is recommended since sea-level rise is projected to be greater than the global average along the New England coast. As high tide levels continue to rise, more and more of the river will begin to experience inundation, backing up the Little River to affect low-income neighborhoods near this tributary.

Facilitating renewable energy: The proposed project will improve climate resiliency and protect residents from the effects of climate change by promoting redevelopment of sites (such as along Winter, Hale and Essex Streets) that can accommodate solar and other green energy. In addition, further assessment of river sediment contamination associated with the old Little River Dam at Pentucket Mills will enable the removal of this troublesome and obsolete dam. This will in turn narrow the river width and allow for greater tree planting along the sides of Little River and protection from more frequently-

expected flooding events. Historic New England and other developers are seeking to utilize renewable energy as key components of their projects.

c.i. Resources Needed for Site Reuse: This grant will benefit from extensive leveraging from other sources of funding. These resources include the City's American Rescue Plan (ARP) and Community Development Block Grant (CDBG) funds. Developers can utilize Opportunity Zone tax credits, and in the case of Pentucket Mills, State and Federal Historic Tax Credits. Locally, property owners can also receive assistance from an EPA-funded Brownfields Revolving Loan Fund (RLF) administered by the MVPC. The Massachusetts Development Finance Agency (MassDevelopment) also offers brownfields assessment and remediation assistance in certain circumstances. In the case of Pentucket Mills, the City is able to leverage a State-funded Municipal Vulnerability Program (MVP) grant that is analyzing the Little River Dam and planning the engineering for its removal. A CDBG Entitlement community with a long successful relationship with HUD, the City expects to be awarded a Lead-Based Paint Hazards control Grant over the upcoming year, which would identify and remove lead from residential housing targeted on this same area, in symmetry with brownfields assessment efforts.

ii. Use of Existing Infrastructure: Full existing city utilities (water, gas, electric, broadband) are available at all three priority areas. Amtrak Down-easter service and the MBTA trains to Boston are within walking distance, as are the shops, restaurants and businesses in historic downtown Haverhill, along with the City and Regional Transit Authority's parking garage, another brownfields redevelopment site. Haverhill is currently seeking funding to implement the plan remove the Little River Dam, which would include a walkway along the narrowed Little River, a fishing platform, and access to the river for small boats as well as access to Cashman Park, 5+ acre public park includes walking paths, a skate park, playground and various sports facilities. Those who live and/or work in the target areas will be within walking distance to those amenities as well. A pedestrian overpass over Little River is proposed, which would link the three lowest income neighborhoods (Lower Acre, Mount Washington and Hilldale/Broadway areas) which are now geographically isolated.

2.a.i. Need for Funding: Haverhill is a Gateway City. Haverhill's Environmental Justice (EJ) zone comprises three (3) Block Groups and 22 Census Tracts, all for minority populations; 13 of those also include low-income populations (10.7% poverty rate). As stated above Haverhill has a nearly 30% LatinX population as well as other immigrant communities including Haitian, Brazilian, eastern Europeans, native Africans and Afghani families.

2608 is one of just a few federally-designated Opportunity Zones in Essex County. Both Tracts are Qualified Census Tracts (QCTs) under the American Rescue Plan (ARP) and Target Areas under the Community Development Block Grant (CDBG) program given their high rates of poverty and low-moderate income resident households. Both of these Tracts are designated Environmental Justice zones.

The Lafayette Square area is the city's second-largest downtown area and joins the city's two most disadvantaged neighborhoods-- the Acre and Mt. Washington. These neighborhoods have many challenges-- The percentile of those with less than a high school education is 78th and 92nd; those with limited English is 80th and 85th; high unemployment rate 69th and 99th. The downtown area next to Little River is an old industrial corridor. Both districts are in the 100-year flood plain, are in the 91st percentile flood risk, and 89% flood risk in 30 years. Mt. Washington is a federally designated Opportunity Zones, a QCT under ARPA due to its high household poverty rates and a CDBG Target Area (due to its large number of low-moderate income households). Mt. Washington also merited special attention from the Federal Reserve Bank of Boston through a prior Working Cities grant.

Winter Street/Stevens Street area (2608) sits on Little River. This EJ census tract has a median household income of \$45,625 (54% of the MA MHHI); 64% minority population; and 25% of residents who are language isolated and is in the 86th percentile for low income.

The Upper Essex Street/Hale Street Census Tract has a median household income of \$45,000 (53% of the MA MHHI), 64% minority, is in the 83rd percentile due to its low income.

ii. (1) Health/Welfare Sensitive Populations:

Much of the housing in this area is multi-family style, originally constructed to house mill workers in the city's industrial heyday (1880-1940). Overcrowded housing conditions have allowed diseases (including COVID-19) to more quickly spread here, with indoor and outdoor air quality issues prevalent.

(2) Incidence of Disease and Adverse Health Conditions: Past industrial operations, and their proximity to impoverished and minority residents has disproportionately exposed these residents to environmental pollutants, resulting in poor health and well-being. EPA's EJ Screen tool indicates that Upper Essex Street/Hale Street (2601) is in the 94th percentile for asthma, 87th percentile for adults with Cancer, 85th percentile lead paint exposure, 75th percentile on proximity to hazardous waste facilities, 94th percentile of proximity to super fund sites, 89th percentile underground storage tanks and releases, 94th percentile lack of green space; 91st Percentile for lack of indoor plumbing.

Winter Street/Stevens Street (2608) is in the 94th percentile for adults with Asthma, 94th percentile for exposure to lead paint, 45th percentile for adults with Cancer, 93rd percentile super fund proximity, 92nd percentile RMP Facility proximity, 92nd percentile of Hazardous Waste proximity, 87nd percentile underground storage tanks and releases and 88th percentile wastewater discharge.

Our brownfield assessment, cleanup, and reuse strategy will improve the welfare of our residents by reducing the health risk these sites pose. EPA grants will play an important role in reducing threats by funding environmental investigations needed to trigger stalled cleanup and reduce hesitancy to invest in our target areas. Health indicators such as increased cancer and asthma will no longer be skewed by environmental impacts caused by target area properties. This will impact areas where the disadvantaged, such as low income and minority populations are highly concentrated, supporting existing environmental justice goals.

(3)(a) Environmental Justice Issues: The Lafayette Square area is 2nd largest downtown area and joins the two most disadvantaged neighborhoods in the City -- The Acre and Mt. Washington. These neighborhoods have many challenges. The percentile of those with less than a high school education is 78th and 92nd; those with limited English is 80th and 85th; high unemployment rate 69th and 99th.

Both districts are in the 100-year flood plain, are in the 91st percentile flood risk and 89% flood risk in 30 years. Haverhill's traditionally immigrant neighborhoods of Mt. Washington and the Acre are 50% and 65% respectively classified demographically as non-white. The poorest area of the city, the Mount Washington neighborhood also merited special focus from the Boston Federal Reserve Bank from a Working Cities grant.

(b) Advancing Environmental Justice: It is not anticipated that redevelopment of target area sites will displace residents and businesses. Residents will be involved in the planning through community engagement events, where their input into the design and reuse of brownfields will be sought. The City will leverage a small private grant from the Merrimack Conservation Partnership that provides public outreach and awareness around the dam removal process to include related brownfields outreach.

This project will help the City determine what needs to be done to help increase affordable housing options in the community where demand far outstrips supply. It would encourage economic development activity in inner-city neighborhoods through mixed-use buildings that are being planned.

Residents will be within walking distance of downtown Haverhill and its shops and Art district, the commuter rail that goes into Boston, Amtrak service to Maine, and local open space such as Cashman Park. If the City is able to remove the Little River Dam, these residents will be able to live next to a walking trail along Little River and take advantage of other planned amenities.

Assessment, remediation, and reuse of priority sites will reduce environmental threats (asbestos, lead paint, metals, PCBs, petroleum, contaminants from septic systems), blight, and crime, boosting private investment in surrounding properties. Revitalization along existing infrastructure and successful redevelopment outcomes will create much needed housing, improve the economic competitiveness of our target areas, leverage reuse investments, and restore healthy, safe, and walkable target areas where a significant number of low-income, minority, and sensitive populations reside, therefore improving our environmental justice goals.

This project will help meet Justice40 goals by producing energy efficient buildings, reducing carbon emissions through the creation of greenspace and enhanced walkability, and turning currently blighted areas into new hubs for our growing economy. Target area residents (who struggle with low income, high poverty, distressed neighborhoods, and exposure to environmental threats) will benefit from these plans.

2.b. Community Engagement i & ii Project Involvement and Roles

Name of Organization, Entity, or Group	Point of Contact (name, email, and phone)	Specific Involvement in the Project or Assistance Provided
Groundwork Lawrence	Brad Buschur bbuschur@groundworklawrence.org 978-974-0770	Management Outreach Consultant
Haverhill Latino Coalition	Manny Matias, Co-Chair Matias.enterprises@gmail.com 978-387-1719	Developer representative for Winn Development for Pentucket Mills
Historic New England	Marilyn Keith Daly mkeithdaly@historicnewengland.org	Developer representative for Historic New England
To be selected	N/A	LSP/QEP

iii. Incorporating Community Input: The City already has a well-established community involvement program that we will maintain for this grant. The Little River Dam Removal Project (which serves the same neighborhoods as this project) is being served by two community members who were hired by the City as Community Liaisons. They have existing relationships with abutters, local residents, businesses, and a mix of long-time residents and newcomers to the City. The Latino Coalition has been a strong, active partner in these efforts. The City recently received a small private grant (from the Merrimack Conservation Partnership) to expand outreach efforts along the corridor affected by the Little River Dam and its likely removal.

In-person, Community Forums will be held to provide information, answer questions and gather information and feedback. One or more Community Forums will be held virtually via Zoom. Follow-up notes will be posted to the City’s website. Follow-up information will also be posted on the City’s award-winning Website. Community Liaisons will be available to answer questions or provide more focused information. At least 6 Community Forums will be held during the 3-year grant period (in English and Spanish) to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures, etc.

Community Liaisons will work with organizations like Community Action, Inc., MVPC and Groundwork Lawrence from the cleanup and local community organization representing target area residents will work with Community Liaisons to engage residents and stakeholders and provide them with the opportunity to ask questions and provide input. These public listening and feedback sessions will be advertised through municipal and partner websites, newspapers, radio, and social media to ensure that the entire community has an opportunity to provide input. Virtual and digital tools will be used to communicate with those who are unable to attend in-person meetings including Zoom, email updates, phone or conference calls, etc. At least 1 meeting a year will be conducted via local Cable TV network. Haverhill has a large non-English speaking population, and therefore the City possesses or has access to several multi-lingual staff members available to interpret presentations and translate documents in Spanish and English.

The City will provide information about the project through a variety of sources. Printed materials will include press releases to news outlets to inform the community. Bi-lingual (Spanish) flyers will be distributed to local business, neighbors and various nonprofit organizations and community groups with updated information and concept graphics. Digital communications will be through the City’s website where information will be updated regularly and comments will be collected, as well as through a digital media sign in Downtown Haverhill (Soofa sign). Existing social media engagement with the public and continued outreach to the City’s Spanish population will add this initiative to its focus. Informational materials will be distributed by Community Action, Inc. to the individuals and families they serve, which includes many residents of The Acre and Mt. Washington.

3.a. Task Descriptions, Cost Estimates, and Measuring Progress

Task I: Cooperative Agreement and Oversight
i. Project Implementation: Haverhill will conduct procurement process for LSP/QEP. A project team will be established and a list of sites will be prioritized. Formal site access agreements will be prepared by the City Attorney and authorized by the respective property owners. QEP will assist with quarterly MBE/WBE reporting, ACRES updating and maintenance. Haverhill staff 40 hours at \$110/hour = \$4,400; Travel to 2 conferences @ \$3,000 = \$6,000; Haverhill supplies \$1,500; QEP ACRES quarterly reporting 16 qtrs x \$500 = \$8,000 TOTAL = \$19,900.
ii. Anticipated Project Schedule: <6 months and continued ACRES updates
iii. Task/Activity Lead: City Economic & Development Director (CEDD) & Procurement
iv. Outputs: Authorization of EPA/municipal cooperative agreements; prioritization of investigative priority list; procurement of QEP / LSP; preparation of quarterly reports.
Task II: Community Engagement
i. Project Implementation: The City will work with the QEP to host community meetings to select priority sites for assessment. These meetings will be advertised in the local newspaper, various social media outlets, and the City’s website. The City and QEP will create a Community Relations Plan (CRP) in conjunction with any remediation plan developed as a result of the assessment findings and redevelopment of the site. A Community Liaison will be hired to work directly with property owners, neighbors and others who will be impacted by this project. A variety of written materials will be developed to describe the project and its purpose. Haverhill staff 80 hours at \$110/hour = \$8,800; Haverhill supplies \$X1,500; QEP @ \$700 x 8 Meetings = \$5,600 and \$1,900 x 4 CRP = \$13,200. TOTAL = \$23,500
ii. Anticipated Project Schedule: <6 months
iii. Task/Activity Lead: CEDD

iv. Outputs: Conduct meetings and attend community meetings in targeted neighborhoods to explain the assessment and evaluation process; record attendees and their input relative to prioritization of sites for assessment.
Task III: Site Selection and Phase I & II Site Assessments
i. Project Implementation: Phase I Environmental Site Assessments (ESA) will be conducted in accordance with the All Appropriate Inquiries Final Rule at 40 CFR Part 312 and ASTM E 1527-21. Each Phase I ESA will include: site reconnaissance and review, interviews with personnel familiar with the site, identification of Recognized Environmental Conditions (RECs) along with recommended Phase II activities. Quality Assurance Project Plans (QAPP) will be prepared to investigate RECs identified in the Phase I ESA and reviewed by EPA prior to Phase II investigation. Phase II investigations are expected to include sampling and analysis of soil, groundwater, surface water, soil vapor, indoor air quality, and building materials. Haverhill staff 160 hours at \$110/hour = \$17,600; Haverhill supplies \$1,500; The City estimates \$4,500 per typical Phase I ESA (15 sites @ \$4,500/site = \$67,500) and \$40,000 per typical Phase II ESA (7 sites @ \$40,000/site = \$280,000) TOTAL = \$366,600
ii. Anticipated Project Schedule: 2-3 years
iii. Task/Activity Lead: CEDD
iv. Outputs: Phase I and II site assessment reports detailing Recognized Environmental Concerns (RECs) and contaminants at target sites.
Task IV: Site Reuse and Cleanup Planning
i. Project Implementation: Site data from Phase II investigations will be used to prepare site specific cleanup plans with Analysis of Brownfields Clean up Alternatives for selected sites for the specific or anticipated reuse of the site. Market Study will be to help identify development goals for a Target Area. Haverhill staff 100 hours at \$110/hour = \$11,000; Haverhill supplies \$1,500; The City estimates \$32,500 for remedial planning (5 sites @ \$6,500/site = \$32,500) and one Market Study @ \$45,000 TOTAL = \$90,000
ii. Anticipated Project Schedule: 2-3 years
iii. Task/Activity Lead: CEDD
iv. Outputs: Plans for remediation of target sites with cost estimates based on the anticipated reuse of the sites.

b. Cost Estimates

Budget Categories	Agreement Oversight Task I	Community Engagement Task II	Phase I / II Site Assessments Task III	Reuse / Cleanup Planning Task IV	Total
<i>Personnel</i>	\$ 4,400	\$8,800	\$17,600	\$ 11,000	\$ 41,900
<i>Travel</i>	\$ 6,000	\$ 0	\$ 0	\$ 0	\$ 6,000
<i>Supplies</i>	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 6,000
<i>Contractual</i>	\$ 8,000	\$ 13,200	\$347,500	\$ 77,500	\$ 446,200
Total	\$ 19,000	\$ 23,500	\$ 366,600	\$ 90,000	\$ 500,000.00

c. Measuring Environmental Results: The QEP will prepare technical and quantitative reports that will provide the City with the recommendations for assessment, remediation, reuse, and/or site closure. Site information will be updated in ACRES on at least a quarterly basis. Project progress will be tracked by following the approved work plan to ensure milestones are met. The City will track the outcomes of these projects beyond the limits of the EPA Assessment grant by measuring and documenting increases in tax revenue, housing units, jobs created, and the development of open space.

4.a.i – iii. Organizational Capacity: The City of Haverhill, incorporated in 1870, has long-standing and ongoing experience with managing federal and state grants, funds, and programs. The City has the management capacity and has demonstrated on many past grants the ability to maintain financial and administrative records and can fulfill all reporting requirements. The City has received and managed more than 20 federal and state grant programs and funding over the past ten years. Through its Auditor's office the City works with a third-party audit firm to annually conduct interior and exterior monitoring of its fiscal policies and practices. The City also has large Engineering, Planning and Public Works Departments that will assist with implementing this program. The City adheres to all federal, state, and local procurement rules and regulations and has a highly qualified and certified procurement official on board to ensure compliance. The City has successfully managed EPA Brownfields grants from the past 15 years.

The City is ultimately responsible for grant administration and accomplishments. The City, through its Community Development Department and its Auditors' Office, has decades of experience in successfully managing federal grants. Key staff include Community Development Department Division Director Andrew Herlihy (prior City Brownfields Grant Manager) and Community Development Fiscal Compliance Manager Effie Miscowski. The Auditor/CFO is Angel Perkins, who will serve as Fiscal Agent. These staff members are responsible for overseeing contractors, consultants, payments and reimbursements and submission of reporting. DPW staff (including Bob Ward) and Conservation Agent Rob Moore also have key roles in this initiative.

The City will hire Licensed Site Professional(s) (LSP)/Qualified Environmental Professional(s) (QEP) after a public solicitation/Request for Qualifications (RFQ). The City has working relationships with professional firms such as TRC, Credere, Fuss and O'Neil, SAK Environmental and others.

Staying under procurement thresholds allows the City to contract with Groundwork Lawrence for grant management and outreach services. Groundwork Lawrence (GWL) is a resident-led nonprofit organization that has been changing places and changing lives, and changing systems in Lawrence, MA (less than 10 miles from downtown Haverhill) and the surrounding Merrimack Valley since 1999. GWL's mission is to bring about the sustained regeneration, improvement, and management of the physical environment by developing community-based partnerships which empower people, businesses, and organizations to promote environmental, economic, and social well-being. GWL invests in place-based initiatives and projects to positively transform the local community and the lives of those living in it. GWL envisions an equitable community where local residents in all stages of life feel they belong, are safe, supported, and empowered; where healthy living is the norm; and everyone's neighborhood is a resilient environment that thrives with parks, trees, and open space. GWL has previously operated successful parks, energy, food security and trees programs in Haverhill. GWL has extensive experience in managing brownfields programs, as central to GWL's work is the transformation of underutilized former industrial properties into community assets that support equitable economic development and improve quality of life for residents of environmental justice neighborhoods. This work includes six Brownfield to park projects along the Spicket River in the City of Lawrence's brownfield assessment and remediation program by providing early stage grant writing support, project development and implementation support, and robust community engagement. GWL would perform similarly for Haverhill.

Community members and groups such as Community Action, the Haverhill Latino Coalition and local developers and stakeholder property owners will also be part of the larger team.

ii. Acquiring Additional Resources

The City is committed to revitalizing brownfields sites. Therefore, it is prepared to augment this grant with resources from its Community Development Block Grant, Housing Trust Fund, various planning grants, MVPC environmental funds, FEMA hazard mitigation funds and MassDevelopment, if additional resources and/or expertise are needed, as applicable to each of these programs.

The City works with local labor trade unions (including a strong relationship with Laborers International Union Local #175) and MassHire (One Stop) Career Centers when hiring workers in the environmental remediation field. In addition, the City proudly funds and supports MakeIT Haverhill, a neighborhood-based job training and casual drop-in ESOL and employment center operating out of the chronically-disinvested Mount Washington area. Through this initiative, the City intends to work with MakeIT Haverhill to market employment opportunities at their popular job fairs to the same target area residents so affected by legacy pollution. Thanks to previous EPA-funded Brownfields job training grants, this region is home to many successful environmental remediation training programs and employers.

b. (1) Accomplishments: The City has utilized EPA grants, HUD funding, state grants, and municipal resources to complete assessments and/or cleanup activities on fourteen different properties. The outcome of these properties are accurately reflected in the ACRES database. Examples include:

Ted’s for Tires (57 Granite Street): The City, using EPA Assessment, Cleanup and other state and municipal funding sources, performed assessment and cleanup of this site which had extensive petroleum releases into the soil and groundwater from leaking USTs and site filling activities. This site has been redeveloped into a 315-space public parking garage providing direct access to the Haverhill Depot (Amtrak and MBTA Commuter Rail) and supplying leased parking for hundreds of transit-oriented housing units.

Hooker Howe costume factory (46 South Main Street): The City, using EPA Assessment, Cleanup and other state and municipal funding sources, performed assessment and cleanup of this site which had chlorinated volatile organic compounds releases to the soil, groundwater, and indoor air from dry-cleaning operations. This building was repurposed into multi-unit housing for clients of the Department of Mental Health with commercial offices on the ground floor street level.

Hamel Mills Lofts (Essex and Locke Streets): The City used brownfields assessments funds to determine the level of environmental risk associated with the redevelopment of the former Hamel Leather Company complex. This work facilitated the redevelopment of the site into 315- residential apartment units across 3 mills buildings.

(2) Compliance with Grants Requirements: Haverhill has been in full compliance with current and past work plans, submitted quarterly reports, financial status reports, and property profile forms to our EPA Project Manager and completed Assessment, Cleanup and Redevelopment Exchange System (ACRES) and, the Automated Standard Application for Payments (ASAP) system reports on a timely basis.

<i>Grant Number</i>	<i>Year Awarded</i>	<i>Grant Type</i>	<i>Amount</i>	<i>Funding Type</i>	<i>Status</i>
<i>BF 97137401</i>	<i>2005</i>	<i>Assessment</i>	<i>\$ 400,000</i>	<i>Hazardous Substances & Petroleum</i>	<i>Closed</i>
<i>BF 97107001</i>	<i>2008</i>	<i>Cleanup</i>	<i>\$ 200,000</i>	<i>Hazardous Substances</i>	<i>Closed</i>
<i>BF 97114101</i>	<i>2008</i>	<i>Assessment</i>	<i>\$ 400,000</i>	<i>Hazardous Substances & Petroleum</i>	<i>Closed</i>