



City of Lynn | Planning Department

Narrative Information Sheet EPA FY2024 Brownfields Community-wide Assessment Grant Application Lynn, Massachusetts

1. Applicant Identification: City of Lynn, 3 City Hall Square, Lynn, MA 01901
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
3. Location: Lynn, Essex County, Massachusetts
4. Target Area and Priority Site Information:
 - a. Downtown Target Area
 - i. Census tracts: 2067, 2068, 2069, 2070, and 2061
 - ii. Priority sites: Fastenal Site (202-226 Broad Street), Buffum Street Lot (58-60 Buffum Street)
 - b. Waterfront Target Area
 - i. Census tracts: 2070 and 2072
 - ii. Priority sites: Blossom Street Pier Expansion Property (244 Blossom Street), Marine Blvd Pier (three parcels along the water bordering Marine Blvd).
5. Contacts:
 - i.) Project Director: Lauren Drago, Associate Planning Director, (617) 869-5271, Lauren.Drago@LynnMA.gov. Planning Department, 3 City Hall Square, Lynn, MA 01901
 - ii) Chief Executive/Highest Ranking Elected Official: Jared Nicholson, Mayor, (781) 598-4000, Jared.Nicholson@LynnMA.gov, Mayor's Office, 3 City Hall Square, Lynn, MA 01901
6. Population: 101,253



City of Lynn | Planning Department

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	
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).	8-9
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.	

8. Letter from State Environmental Authority: Attached

9. Releasing Copy of Application: Not applicable.



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

Maura T. Healey
Governor

Kimberley Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

Bonnie Heiple
Commissioner

November 3, 2023

Via Email

Lauren Drago, Associate Director of Planning
City of Lynn
3 City Hall Square, Room 303
Lynn, MA 01901

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

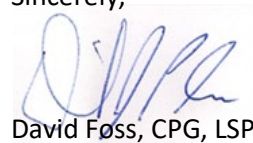
Dear Ms. Drago:

I am writing to support the application submitted by the City of Lynn under the Fiscal Year 2024 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. We understand that the City is planning to undertake several assessment projects to promote redevelopment across the community with a focus in Downtown (central business district) and Waterfront Target Areas. EPA funding will facilitate Brownfields redevelopment by providing resources to assess properties, conduct cleanup planning and redevelopment planning at properties where actual and perceived contamination exist that inhibit potential future development within the City's target areas.

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 Lynn 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
Bill Bochnak, EDIC
Joanne Fagan, MassDEP Northeast Regional Office



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields - 1.a.i. Overview of Brownfields Challenges and Description of Target Area: The City of Lynn, the geographic boundary of this application, is located on the Atlantic Ocean's Massachusetts Bay 3.7 miles north of Boston and is a culturally diverse community of 101,253¹ residents. Incorporated in 1629, Lynn's tannery and shoe-making industries began in 1635, and in the early 1900s the City became the world leader in shoe production with its line of tanneries along Black Marsh Brook and 234 shoe factories that produced over a million shoes daily.² Many other industries flourished in Lynn in the 19th and 20th centuries, including General Electric's two original plants. Over the last 20 years, however, our City lost over a third of its manufacturing jobs³ and, despite the real estate boom in the Greater Boston region, Lynn has witnessed limited private investment. Lynn is considered a "Gateway City," a Massachusetts designation for midsized urban centers that serve as anchor regional economies but are struggling with social and economic challenges, due in part to the loss of manufacturing.

The City is aware of over 150 brownfields in our community, including former tanneries, factories, dry cleaners, gas stations, and automotive facilities. Because many old manufacturing buildings were destroyed by massive fires in 1889 and 1981, unrecorded sources of legacy environmental contamination are abundant. MassDEP data show numerous instances of surprise underground storage tanks found in the normal course of development throughout the City. MassDEP's website lists 541 release sites, 31 of which are considered "open sites." Collectively, these sites bring an array of economic, environmental and social challenges associated with blight. Although we are beginning to see private development, we must reduce and mitigate developers' perceived and real risks to facilitate the redevelopment Lynn's deserve; an updated brownfield inventory, assessments, and reuse planning that will be facilitated by this grant are essential to this strategy.

Two Target Areas are included in this grant that are contiguous within southern Lynn, home to most of our historical industries and their associated environmental impacts, as well as higher concentrations of historically underserved populations. The **Downtown Target Area** is approximately 0.26 square miles of land zoned as a Central Business District surrounding our civic center and commuter rail station that includes portions of Census Tracts 2067, 2068, 2069, 2070, and 2061. Downtown Lynn contains a state-designated cultural district and boasts a diverse community, variety of businesses, recent historic rehabilitation projects, and new market-rate construction; it is designated as an "enhance" district in the comprehensive plan. These amenities and improvements, as well as a planned commuter rail station reconstruction, have brought much-needed investment into the area. However, brownfields are disrupting our progress and many downtown residents are vulnerable. The **Waterfront Target Area** comprises all land south of the train tracks to the waterfront between the General Edwards Bridge to Revere and Pleasant Street, an approximately 0.64 square mile area that incorporates much of Lynn's historical industrial brownfields and existing industrial area along the coast within Census Tracts 2070 and 2072. While this area primarily comprises strip retail and industrial uses, some residential developments are permitted, and an estimated 391 people live here. This target area, identified as a transform district in the City's comprehensive plan, represents the City's largest redevelopment opportunity. Both Target Areas are within designated Opportunity Zones.

1 2020 U.S. Census; 2 www.wgbh.org/news/post/how-lynn-became-the-shoe-capitol-of-the-world, May 30, 2014; 3 2022 Massachusetts Employment and Wages (ES-202); 4 EJScreen Polygon for Downtown Target Area; 5 EJScreen Polygon for Waterfront Target Area



1.a.ii. Description of the Proposed Brownfield Sites: The **Downtown Target Area** includes many brownfields, including historic manufacturing facilities, auto shops, and laundromats. MassDEP's Waste Site & Reportable Releases (MWSRR) map records over a dozen sites, which based on our experience on similar properties, likely only captures a small percentage of impacted land in this area. A priority site is the 0.9-acre Fastenal Site (202-226 Broad Street), acquired in 1980 by the city's Economic Development and Industrial Corporation (EDIC/Lynn). This property, located in a floodplain, is adjacent to a vacant, unsecured single-story structure that has attracted drug use. Records from a 5-story building previously on-site that burned down in 1999 showed storage of fuel oils, machine oils, and shoe dyes and 2019 MassDEP records for a nearby property documented trichloroethylene (TCE) levels above state standards. Based on its prior use, other suspected contaminants at this property include asbestos, petroleum products, volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and metals. Another priority site is the 1.5-acre Buffum Street Lot (58-60 Buffum St.), a 222-space surface parking lot. This property once hosted a printing shop and automobile/tire service shop, potentially impacting the property with metals, solvents, PAHs, and TPH. Both of these sites are a priority due to their strategic location and potential for redevelopment.

Brownfields in the **Waterfront Target Area** include several parcels impacted by a former manufactured gas plant (MGP) and closed industrial facilities. This area contains over a dozen sites listed on the MWSRR map. Most of the target area is within a floodplain, including our two priority sites that were selected due to the potential for redevelopment. One priority site is The Blossom Street Pier Expansion Property (244 Blossom Street), a 2.83-acre vacant parcel acquired by EDIC/Lynn in 2012. This property is part of a broader site development for the 5.8-acre Blossom Street Pier, which includes the recent construction of a \$7.5M commuter ferry dock and resurfaced parking lot. This property would be ideal for a business supporting travelers on the commuter ferry and currently has an AUL consistent with this vision. Its location adjacent to a former MGP site will require further assessments for typical pollutants such as PAHs, hydrocarbons, phenols, BTEX, and cyanide, and to evaluate the soil gas vapors that must be understood prior to any new building construction. We also plan to prepare an ABCA, infrastructure evaluation, reuse plan, and market study to expedite site reuse. Our second priority site in this area is the 0.94-acre Marine Blvd. Pier (three parcels along the water bordering Marine Blvd.) owned by EDIC/Lynn with two vacant lots and a commercial pier ideal for maritime-related commercial or industrial development. This property was used as a coal storage area for the former Lynn Gas & Electric Company that could result in chemicals of concern that include metals and PAHs. This property is also planned for a Phase I & II ESA, ABCA, infrastructure evaluation, and market study to facilitate site redevelopment.

1.a.iii. Identifying Additional Sites: We anticipate additional sites will be identified through the inventory process, through community engagement, and through the City's Problem Properties Committee which focuses on vacant, abandoned, and otherwise problematic properties. The City will gather relevant data about potential additional sites and work with the Lynn Brownfields Committee to determine their eligibility for assessment and relative priority based on a.) location within the Target Areas or in areas with challenges similar to Target Areas; b.) impact on historically underserved communities; d.) the possibility of whether cleanup or reuse would happen without grant support; and e.) fit with community priorities as identified through this grant or other planning processes.

1.b. Revitalization of the Target Area - 1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Redevelopment plans for our priority sites tie directly to the City's plans



and key priorities of Lynn. The goal to revitalize the *Fastenal Site* into commercial development providing high-wage jobs is supported by the City's comprehensive plan, *Vision Lynn*, which emphasizes a need for more commercial development and jobs. Community input supports healthcare services and housing plans for the *Buffum Street Lot*; dozens of *Vision Lynn* participants cited a hospital as the biggest need in the City, and the City's *Housing Lynn: A Plan for Inclusive Growth* (2019) calls for utilizing City-owned properties to create deeply subsidized housing. Reuse plans for the *Blossom Street Pier Expansion Property* to incorporate commuter ferry support facilities is supported by the *Lynn Transit Action Plan* (2019), and complemented by the state's renewed investment in the ferry to Boston. The proposed redevelopment of both the *Blossom Street Pier Expansion Property* and the *Marine Blvd. Pier* into commercial or industrial development are also consistent with the *Lynn Municipal Harbor Plan Amendment and Designated Port Area Master Plan* (2020), *Lynn Revised Waterfront Master Plan* (2019), *Lynn Waterfront Open Space Master Plan* (2019), and *Vision Lynn*.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The revitalization of the *Fastenal Site* into new commercial development will remove a current safety concern and bring important jobs into a dense, transit-oriented neighborhood, thereby economically lifting this community and providing jobs in a location that is not automobile-dependent. Development of the *Buffum Street Lot* into new healthcare uses will also bring well-paying jobs and essential healthcare services into the community. Affordable housing proposed for the *Buffum Street Lot* will tackle a substantial, well-documented gap in affordable residential supply while also bringing in more residents to support downtown businesses. We hope that redevelopment of both priority sites within the Downtown Target Area will incorporate rooftop solar and would look to Inflation Reduction Act (IRA) programs to support their installation. Because these sites are owned by the City or EDIC/Lynn, we are considering LEED Certification requirements, which includes energy efficiency measures, through any land disposition agreement for private development. Ferry support facilities established at the *Blossom Street Pier Expansion Property* will provide new jobs and improved amenities to commuters, which could facilitate increased ridership for this greener commute from the North Shore into Boston. New commercial or industrial development at the *Marine Blvd. Pier* will increase our local maritime operations and will provide new jobs, new investment, and greater vitality to our Port. In the Waterfront Target Area, the City is considering the feasibility of a district energy microgrid, which would be particularly symbolic if Priority Sites contending with the legacy of fossil fuels could benefit from this model. In both target areas, we hope that reuse will also lead to reduced crime and an increase in private development in the area.

1c. Strategy for Leveraging Resources - 1.c.i. Resources Needed for Site Reuse: With USEPA's funds, we anticipate having adequate resources to complete site assessments, remedial planning, and infrastructure evaluations for our priority sites, which will be critical at continuing the positive investment in our target areas. For additional assessment or remediation activities, each priority site could potentially utilize MassDevelopment's Brownfields Redevelopment Fund (up to \$500,000), or the agency's low-interest loan and tax abatement programs. In the last 10 years, MassDevelopment's investments include over \$6M of developer financing for mixed-used projects and over \$30M in tax-exempt bond financing to construct housing for disabled and homeless residents, renovate an industrial building for a new charter school, and create coworking spaces. The City has been proactive about bringing grants and philanthropic dollars into Lynn, specifically in our target areas. In the **Downtown Target Area**, the Mayor recommended and City Council approved \$3M of ARPA funds for the Lynn Community Health Center's proposed redevelopment of the *Buffum Street Lot*. In addition to CDBG and HOME funds, MassHousing initiatives could assist with financing affordable housing at the *Buffum*



Street Lot, they have provided over \$20M in developer financing for affordable, workforce, and market rate housing development in the City in the last four years. In addition, the MBTA is making a major investment in rebuilding our downtown commuter rail station and tearing down an underutilized parking garage to facilitate a new transit-oriented development. The City has also been awarded a number of grants in the **Waterfront Target Area**: a nearly \$90,000 planning grant from the Mass. Dept. of Housing and Community Development to conduct long-term development planning activities in the district; a \$3.7M MassWorks grant to support a new residential development with infrastructure improvements in this target area; a 2020 \$2.2M MassWorks grant to improve the Blossom Street and Lynnway intersection; and a \$20M USDOT FY22 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant for Lynnway improvements. Furthermore, the state has been able to bring back service to Lynn's commuter ferry at the Blossom Street Pier Expansion Property, turning this underutilized site into a commuter destination for thousands of workers. An innovative public-private partnership, supported by a \$7.5M commitment from Mass. Exec. Office of Energy and Environmental Affairs, is underway to turn a waterfront landfill into a major harbor park near the Marine Blvd. Pier.

1.c.ii. Use of Existing Infrastructure: All priority sites are infill sites that are well-served by basic infrastructure: water, sewer, natural gas, broadband, roads, bridges, commuter rail and ferry, and public buses. However, for some of our priority sites, we do not know the specific capacities of utilities going into the properties. Grant-funded infrastructure evaluations at the Buffum Street Lot, Blossom Street Pier Expansion Property, and Marine Blvd. Pier will determine existing locations and capacities of all utilities, and any necessary improvements and associated costs to accommodate planned reuses at the properties. If infrastructure upgrades are required for new development as a result of these evaluations, the City will work closely with developers and utility providers to identify potential funding sources like MassWorks, the City's Capital Improvement Plan, or Lynn Water & Sewer funds to facilitate improvements.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need - 2.a.i. The Community's Need for Funding: Lynn is a low-income community; the median household income is \$63,922 compared to \$89,026 in MA and \$69,021 nationally (ACS, 2021). 15 out of Lynn's 20 Census Tracts are disadvantaged according to CEJST, indicating the extent of low income population present in the city. The Lynn CDP is at 61th national percentile in terms of low-income population and the 77th in MA (EJScreen). 14.9% of all people live under the federal poverty level, compared to 9.9% in the state and 12.6% in the nation. This means that a large proportion of the residents rely on city services, straining the municipal resources that have to be prioritized for issues other than brownfields. The disinvestment associated with the presence of brownfields limits the tax base of the city, which is forced to obtain other resources for infrastructure investments. This grant will provide the city with the ability to promote the cleanup and redevelopment of brownfields, alleviating the economic pressure on the city and its poorest residents.

2.a.ii. Threats to Sensitive Populations - (1) Health or Welfare of Sensitive Populations: Sensitive populations comprise the majority of residents in our target areas. Of the estimated 3,362 people that live within the **Downtown Target Area**, 70% are people of color (primarily Hispanic and Black), 69% are low income (\$20,179 is the average income), 32% are limited English-speaking residents, and 34% have less than a high school education; these values exceed the national averages, and most are above the 80th national percentiles according to EJScreen.⁶ The **Waterfront Target Area** has limited residential areas and only an estimated 391 people live



here, with residents that are 76% people of color (primarily Hispanic and Black), 48% are low-income, 23% are limited English speaking residents, and 37% have less than a high school education; these are similarly significantly above the national average, and most are above the 80th national percentiles according to EJScreen.⁷ These populations have disproportionate welfare issues that are associated with blight; for example, 26.4% of Lynn residents rely on SNAP benefits and have more limited access to healthy food, quality healthcare and other services.⁸ Furthermore, 40% of owners with a mortgage and 56% of renters are housing cost burdened, meaning that they pay more than 30% of their income for housing.⁸ The brownfield work facilitated by this grant will lead to the creation of affordable housing, new or expanded businesses and will support well-paying jobs that will improve our Target Area residents' economic conditions, resulting in lowered poverty rates and an improved quality of life. **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**: According to the Massachusetts Department of Public Health (DPH) Bureau of Environmental Health⁹, rates of colorectal cancer, liver and intrahepatic bile duct cancers, lung, and bronchus cancers are statistically significantly greater than expected in Lynn. The Standardized Incidence Ratio (SIR) in Lynn is 15%-50% above expected rates for laryngeal cancer, leukemia, multiple myeloma, Non-Hodgkin lymphoma, oral and pharyngeal cancers, and stomach cancer. Asthma emergency room visits and hospital admissions⁹ dramatically exceed state rates (EJScreen shows asthma rates in our Target Areas in the 80th-90th percentile and 90th-95th percentile in the state). Emergency hospital room visits for Chronic Obstructive Pulmonary Disease (COPD) were statistically significantly higher than expected⁹. We are a High-Risk Community for Childhood Lead Poisoning¹⁰, exacerbated by aging housing stock with lead-based paint and lead pipes. Poor environmental conditions could contribute to many of these alarming statistics. Exposure to the identified VOCs, PAHs, metals, and other contaminants at the Priority Sites could contribute to some of these risks and outcomes through airborne exposure, direct contact, or ingestion. These contaminants can cause respiratory problems, cancer, and immune system problems, among many others. To combat these issues, this grant will support projects to further identify and delineate areas of impact and facilitate cleanup and reuse plans for our Priority Sites that will lead to contaminant removal or management. **(3) Promoting Environmental Justice** - (a) *Identification of EJ issues*: Our Target Areas are severely impacted by EJ issues, given that excess numbers of sensitive populations (people of color, low income, limited English speaking) are disproportionately exposed to a variety of environmental burdens. The **Downtown Target Area** ranks 86th percentile or above in the state for all 13 Environmental Justice (EJ) indexes and 7 indexes are above 90th percentile nationally: Toxic Releases to Air (95th), Traffic Proximity (97th), Lead Paint (94th), Superfund Proximity (90th), Risk Management Plan Facility Proximity (96th), Hazardous Waste Proximity (96th), and Underground Storage Tanks (96th). The **Waterfront Target Area** ranks 88th percentile or above in the state for 12 of the 13 EJ indexes and 5 indexes are above 90th percentile nationally: Toxic Releases to Air (94th), Traffic Proximity (94th), Risk Management Plan Facility Proximity (95th), Hazardous Waste Proximity (94th), and Underground Storage Tanks (92nd). In addition, residents in the target areas are also at flooding risk due to their proximity to the ocean and more severe storms and sea level rise. (b) *Advancing Environmental Justice*: Assessing, and later remediating contaminated sites, will lead to improved health outcomes for all, including disadvantaged populations. We also hope to inspire operating businesses in the area to be better environmental stewards to help reduce these disproportionate impacts to our vulnerable residents. The planned commercial, industrial, and affordable housing end uses at our Priority Sites will bring well-paying jobs to the area, offering strong employment opportunities, and viable housing options to this EJ community within walking distance to many employers. While proposed redevelopments will create housing and not displace anyone directly, resources exist for anyone facing housing insecurity for any reason. The City has staff at the Lynn Housing Authority and Neighborhood Development (LHAND) agency to support the



housing insecure and a portfolio of nonprofits including the Lynn Shelter Association, The Haven Project, and Centerboard who can provide continuum of care support for housing-insecure individuals or families. Numerous additional nonprofits provide complementary services for specific populations like immigrants or youth. Through this assessment grant, our hope is to support procedural equity by creating broader community awareness, engagement, and shared decision-making.

6 EJScreen Polygon for Downtown Target Area. 7. EJScreen Polygon for Waterfront Target Area. 8 2021 American Community Survey 5-Year Estimates 9 Mass. DPH Bureau of Environmental Health, Mass. Environmental Public Health Tracking; 10 DPH, Childhood Lead Poisoning Prevention Program (PP).

2.b. Community Engagement - i. & ii. Project Involvement and Project Roles: We will work with the Lynn Brownfields Committee (LBC) to provide program guidance and planning input. The Committee will comprise interested parties that will include the following organizations:

Project Partner	Committed Project Role
<u>New Lynn Coalition</u> - Tanveer Malik, Executive Director newlynncoalition@gmail.com	Serve on LBC. Assist with inventory, prioritization, cleanup & reuse planning, and input/community outreach. Focus: vulnerable populations and affordable housing issues.
<u>North Shore Latino Business Association</u> - Frances Martinez, Executive Director, (781) 596-8300 nslatinobusinessasso@comcast.net	Serve on LBC. Assist with inventory, prioritization, cleanup & reuse planning, and input/community outreach. Provide translation services. Focus: Spanish-language business owners.
<u>My Brother's Table</u> - Dianna Kuzia Hills, Executive Director, (781) 595-3224 diane@mybrotherstable.org	Serve on LBC. Assist with inventory, prioritization, cleanup & reuse plans, & outreach planning & implementation. Focus: vulnerable populations.
<u>Save The Harbor / Save the Bay</u> - Chris Mancini, Ex. Director, (617) 909-6667 mancini@savetheharbor.org	Serve on LBC. Assist with inventory, prioritization, cleanup & reuse planning, and input/community outreach. Focus: environmental stakeholder network.
<u>Transformative Development Initiative (TDI) Fellow</u> - Tristan Foley, (781) 299-0425 TFoley@massdevelopment.com	Serve on LBC. Assist with inventory, prioritization, cleanup & reuse planning, and input/community outreach. Focus: Stakeholders in Downtown Target Area.

iii. Incorporating Community Input: Lynn takes our community outreach activities seriously and we will incorporate and build upon our prior successful engagement strategies to ensure thorough stakeholder involvement in this effort. This grant application reflects input received during our October 27, 2022, brownfields-focused public meeting, where multiple residents eagerly volunteered to help with future efforts. As part of a separate USEPA grant, we are already establishing the LBC and will utilize this group to support our planning and outreach activities. This group will include the organizations previously listed, local officials, MassDEP and EPA staff, and interested residents. The LBC will set committee goals, discuss program tasks, and generate initial input for the brownfields inventory, Qualified Environmental Professional (QEP) procurement, as well as the site selection process/protocols and scoring



factors. The LBC will be asked to suggest properties for inventory and assessment consideration, assist with the prioritization process, provide input on cleanup planning and reuse opportunities, and assist with planning and implementing community involvement activities. We are committed to seeking and considering input from Target Area residents regarding their concerns for neighborhood brownfields and to help make plans to address them. We anticipate that the Community Relations Plan will include a mix of in-person and virtual gatherings, flyers, tabling with posters, others’ community meetings, church services, SMS- or web-based surveys, videos, and social media to share information and gather input. We will also use our “Lynn In Common” engagement portal, where over a hundred residents already share their “Lynnput” and thousands more read information about existing projects. Nearly all our outreach activities and communications are in English and Spanish, but we will translate into Khmer, Arabic, Haitian-Creole, and other languages as needed by utilizing Lynn’s Language Liaisons, who are dedicated interpreters serving in City Hall. Our mix of languages and approaches will maximize engagement opportunities.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

<p>Task 1: Program Management</p>
<p>i. <u>Project Implementation</u>: Prepare Work Plan and execute the Cooperative Agreement (CA); Retain QEPs in compliance w/city & federal procurement regs (2 CFR §200.318); Host project kick-off meeting w/QEPs; Host City-staff and LBC internal brownfield program training to inform of program and grant protocols; Oversee and support QEP activities, including site access agreements, brownfield inventory activities; Complete quarterly reports through Assessment, Cleanup, & Redevelopment Exchange System (ACRES), update info. in ACRES as tasks are completed and submit final project closeout docs; Attend national & state/regional brownfield conferences/approved training opportunities; Ensure compliance with all terms and conditions and any cross-cutting federal and state regulations.</p>
<p>ii. <u>Anticipated Project Schedule</u>: Prepare Work Plan: ~Aug 2024; Execute CA & procure/retain QEPs: ~Nov/Dec 2024; Internal program training: Nov 2024; Hold kick-off meeting w/QEPs: ~Jan. 2025; Submit quarterly ACRES reports within 30 days of period end (by Jan 30th, Apr 30th, Jul 30th, Oct 30th annually), update ACRES as tasks are completed, submit annual DBE reports, submit final closeout documentation at grant end, by Sep 2028; Meet monthly with QEP to provide program support: Jan 2025-Sep 2028; Meet regularly with MassDEP & local health department: Jan 2025-Mar 2025 & and then as needed; Meet at least quarterly with USEPA liaison: January 2025-September 2028; Attend training conference: TBD.</p>
<p>iii. <u>Task/Activity Lead</u>: City Planning Dept. will lead with primary support from QEP and LBC. EDIC/Lynn will manage financial tracking and drawdowns.</p>
<p>iv. <u>Outputs</u>: Work Plan, CA, Contract with QEP, Kickoff meeting & internal training notes; quarterly progress reports (15), annual DBE reports, ongoing ACRES updates, final closeout report, attendance at conferences/trainings</p>
<p>Task 2: Community Engagement</p>
<p>i. <u>Project Implementation</u>: Manage LBC; Create Community Relations Plan with strategies, goals, and next steps; Implement plan (including brownfield inventory support, in-person and virtual gatherings, flyers, tabling with posters, others’ community meetings, church services, SMS- or web-based surveys, videos, website and social media posts to share information and gather input, document translation).</p>



ii. <u>Anticipated Project Schedule</u> : Continue hosting LBC meetings: Oct 2024; Prepare Community Relations Plan: Jan-Feb 2025; Launch campaign for external property owners who may qualify for a Phase I or Phase II assistance (April 2025); Implement Community Relations Plan: Jan 2025 - July 2028
iii. <u>Task/Activity Lead</u> : City Planning Dept. will lead with support from QEP, LBC.
iv. <u>Outputs</u> : LBC meeting materials, Community Relations Plan, marketing and communications materials for the program, at least four written and translated updates to the community.
Task 3: Inventory, Assessments, ABCAs
i. <u>Project Implementation</u> : QEP to prepare QAPP. The City will subcontract with a QEP to: a.) update the existing petroleum brownfields inventory; b.) create a citywide hazardous materials brownfields inventory; b.) prepare Phase I ESAs (ASTM Standard E1527-13 + MassDEP standard); c.) prepare Phase II ESAs (ASTM-1903-19 + MassDEP standard), work can also include asbestos & lead-based paint surveys; d.) prepare ABCAs.
ii. <u>Anticipated Project Schedule</u> : Brownfield inventory: Jan 2025 - Apr 2025; QEP QAPP submittal: Jan 2025. Phase Is on 4 priority sites: Jan 2025 - Jun 2025; Phase I ESAs on prioritized sites from inventory and outreach process: Jul 2025 - Jul 2028; Phase II ESAs on 4 priority sites: Jan 2025 - Dec 2025; Phase II ESAs on other sites: Aug 2025 - Jul 2028; ABCAs (4 priority sites + other sites): Mar 2025 - July 2028
iii. <u>Task/Activity Lead</u> : QEP will lead with primary guidance & input from City Planning Dept. & LBC. Will work closely with USEPA, MassDEP, and local health department as appropriate.
iv. <u>Outputs</u> : Updated petroleum sites inventory; New hazardous substances site inventory; 15 Phase Is; 10 Phase IIs; 7 ABCAs
Task 4: Planning
i. <u>Project Implementation</u> : Prepare infrastructure evaluations for all 4 priority sites; 2 reuse plans for <i>Blossom Street Pier Expansion Property</i> and <i>Marina Blvd.</i> property; and three market studies for the <i>Fastenal Site</i> , <i>Blossom Street Pier Expansion Property</i> and <i>Marina Blvd.</i> property.
ii. <u>Anticipated Project Schedule</u> : Infrastructure evaluations: March 2025 - March 2026; Reuse plans: July 2025 - October 2026; Market studies: July 2025 - Dec. 2026
iii. <u>Task/Activity Lead(s)</u> : QEP and its market study subcontractor will lead with primary guidance and input from City Planning Department & LBG.
iv. <u>Outputs</u> : 5 Infrastructure evaluations; 2 Reuse plans; 3 Market studies

3.b. Cost Estimates

Budget Categories	Project Tasks (<i>Assessments account for 63% of budget; reuse planning is 30% of budget; City personnel time dedicated as in-kind contribution.</i>)				
	Task 1 Program Management	Task 2 Community Engagement	Task 3 Inventory, Assessments, ABCAs	Task 4 Planning	Total
Travel	\$6,200				\$6,200
Supplies		\$400			\$400
Contractual	\$16,000	\$24,000	\$303,400	\$150,000	\$493,400
Total Federal Funding	\$22,200	\$24,400	\$303,400	\$150,000	\$500,000



Development and Application of Cost Estimates

Note: Estimates of contractual obligations provided by another community's QEP.

<p>Task 1: Travel: 2 people to attend 2 National Brownfields Trainings and 1 state/regional conference (<i>based on similar events</i>): 3 nights, 2 people, 2 national conferences @ \$250/night = <u>\$3,000</u>; 2 round trip flights, 2 people for @ \$500/flight = <u>\$2,000</u>; 1 overnight stays, 2 people, 1 state conference @ \$250/night = <u>\$500</u>; incidentals such as car rentals/taxis, parking, mileage, and other expenses = <u>700</u> = \$6,200. Contractual: QEP support: 80 hrs. @ \$200/hr.= \$16,000. Total Task 1: \$2,200</p>
<p>Task 2: Supplies: 10 foam core posters @ \$20/ea.= <u>\$200</u>; misc. printed posters & materials: <u>\$200</u> = \$400. Contractual: QEP support 120 hrs. @ \$200/hr.= <u>\$24,000</u> = \$24,000. Total Task 2: \$24,400</p>
<p>Task 3: Contractual: Inventory Prep: 142 hrs. @ \$200/hr. = <u>\$28,400</u>; 15 Phase I ESAs @ \$5,000/ea. = <u>\$75,000</u>; 6 Phase II ESAs @ \$30,000/ea.= <u>\$180,000</u>; 4 ABCAs @ \$5,000/ea.=<u>\$20,000</u> = \$303,000. Total Task 3: \$303,400</p>
<p>Task 4: Contractual: 5 Infrastructure evaluations: \$10,000/ea.= <u>\$50,000</u>; 2 Reuse plans @ \$20,000/ea. = <u>\$40,000</u>; 3 Market studies @ \$20,000=<u>\$60,000</u> = \$150,000. Total Task 4: \$150,000</p>

3.c. Measuring Environmental Results: Lynn will track, measure, and evaluate our program results by planning/documenting activities in correlation with Work Plan goals; conducting at least quarterly QEP meetings to review schedules and progress and to discuss any challenges and corrective measures, if necessary; and communicating outputs of the grant in quarterly and annual reports through ACRES. The City will track progress at bi-weekly staff meetings. We will also meet virtually with our USEPA project manager at least quarterly to share program progress, discuss any challenges experienced, and to plan for course corrections if needed. Tracked outputs will include the number of sites inventoried and prioritized, number and type of assessments, location and acreage of assessed sites, number of RAPs/ABCAs, number of planning studies (infrastructure evaluations, reuse studies, market studies), number and type of public outreach activities, number of people who participated in Lynn’s brownfield training or meetings, number of people that viewed the LynnInCommon site, the amount and quality of feedback solicited, and organizations attending outreach activities. Tracked outcomes will include subsequent cleanup activities, mitigated exposure risks, deed restrictions or environmental covenants, value and type of leveraged funding, redevelopment activities, number of jobs created/retained, tax revenues realized, and number of affordable housing units created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability - i. Organizational Capacity; ii. Organizational Structure; iii. Key Staff. This grant will be managed through the City’s Planning Department with support from EDIC/Lynn. Key staff includes: *Lauren Drago, Associate Planning Director*: Lauren will serve as the Project Director. She has worked for the City since 2020 and previously served as the Brownfields Manager in Somerville, MA, supporting redevelopment of the Union Square Superfund site and managing two USEPA Assessment Grants and MassDevelopment brownfield funds. She has extensive experience in community engagement and holds a master’s degree in Urban + Environmental Planning from Tufts University. She is supported within her department by *Aaron Clausen, Principal Planning Director*, with 15 years of relevant experience. With over 25 years of public and private sector experience, *James Cowdell, Executive Director of EDIC/Lynn* is responsible for management of the City’s housing and economic development programs and will be a strong advisor. With over 15 years of public sector experience, *William*



Bochnak, Project Coordinator of EDIC/Lynn: has managed numerous Brownfields Assessment and Cleanup projects throughout the city and will be significantly involved with the program. Finally, *Valerie Vong, Communications & Strategic Initiatives Manager in Mayor Nicholson's Office,* will provide additional capacity to the team. This team, along with contractors and other City staff members as appropriate, will meet bi-weekly to check in on grant progress and management and will benefit from the fact that we are also managing a USEPA Cleanup Grant. The reporting schedule as identified in section 3b will provide formal updates about progress, but the team will also share information to LynnInCommon as appropriate. Personnel from City Finance, Public Utilities, Purchasing, and Law will be involved as appropriate with fiscal administration and legal reviews. iv. Acquiring Additional Resources: The City will seek further support from City, state and federal agencies, and the private sector, as well as the members of LBC, as needed. The City will hire QEPs using procurement practices compliant with 2 CFR 200.318 and Lynn Municipal Code requirements, as well as following terms and conditions in USEPA's cooperative agreement. If project leadership is adjusted due to employee turnover, the City will fill those positions with staff that exemplify similarly strong project management characteristics.

4.b. Past Performance and Accomplishments - 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The City was awarded an FY23 Brownfields Cleanup grant for the Whyte's Laundromat Site. Previously, the City was awarded a \$200K Brownfields Assessment Pilot in 1997 and Brownfields Supplemental Assistance Funding (\$150K) in 2000 to target the Tapley Building and the TDC waterfront landfill site, and a Brownfields Cleanup RLF Pilot (\$450K) in 1999. USEPA 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, resulting in 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 6 new homes and contributed to the redevelopment of Marshall's Wharf. The new construction of our Lynn Vocational Technical Institute was accomplished, which educates low income students in the trades industries in Lynn. The cleanup of Lynn Waterworks site was developed into low-income housing. (2) Compliance with Grant Requirements: The City received a USEPA Brownfield Hazardous Substances Assessment Grant (\$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 an RLF pilot (Cooperative Agreement # BL98108601) for \$93,926. Under the previous grants, we complied with the workplan, schedule, and terms and conditions of the grant, including timely and acceptable reporting.

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The City of Lynn, Massachusetts is eligible to apply for an EPA Brownfields Assessment grant because it is a General Purpose Unit of Government.

The City of Lynn does not pay Federal taxes and does not lobby the Federal government; please see attached for more information.

2. Community Involvement

As part of a separate USEPA grant, we are already establishing a Lynn Brownfields Committee (LBC) and will utilize this group to support our planning and outreach activities for this grant, if awarded. This group includes local organizations working with vulnerable populations and businesses, local officials, MassDEP and EPA staff, and interested residents. The LBC will set committee goals, discuss program tasks, and generate initial input for the brownfields inventory, Qualified Environmental Professional (QEP) procurement, as well as the site selection process/protocols and scoring factors.

The LBC will be asked to suggest properties for inventory and assessment consideration, assist with the prioritization process, provide input on cleanup planning and reuse opportunities, and assist with planning and implementing community involvement activities. We are committed to seeking and considering input from Target Area residents regarding their concerns for neighborhood brownfields and to help make plans to address them.

We anticipate that the Community Relations Plan will include a mix of in-person and virtual gatherings, flyers, tabling with posters, others' community meetings, church services, SMS- or web-based surveys, videos, and social media to share information and gather input. We will also use our "Lynn In Common" engagement portal, where over a hundred residents already share their "Lynnput" and thousands more read information about existing projects. Nearly all our outreach activities and communications are in English and Spanish, but we will translate into Khmer, Arabic, Haitian-Creole, and other languages as needed by utilizing Lynn's Language Liaisons, who are dedicated interpreters serving in City Hall. Our mix of languages and approaches will maximize engagement opportunities.

3. Expenditure of Existing Grant Funds

The City does not have an open Assessment or Multipurpose Grant.

4. Named Contractors and Subrecipients

There are no subrecipients or named contractors. Subsequent to grant award, contractors will be procured through a public bidding process.