



Loan Process Exercise

Put the following documents in order

- Site & Borrower/Subgrantee Eligibility
- Planning for Community Involvement
- Establishing the Administrative Record
- Analysis of Brownfields Cleanup Alternatives (ABCA)
- Conducting Community Involvement
- Decision Document
- Loan & Subgrant Documents
- Meeting Federal & State Environmental Requirements
- Performing an Environmental Cleanup
- Documenting the Environmental Cleanup

For EPA Internal Use ONLY

REVOLVING LOAN FUND PROGRAM
INFORMATION NEEDED TO DETERMINE PROPERTY &
BORROWER/SUBGRANTEE ELIGIBILITY

A. BACKGROUND INFORMATION

1. Grant number: 2B-96120301 Date: May 14, 2010
2. Grant recipient: NH Department of Environmental Services
3. Person providing information: Michael McCluskey
4. Property/site name: Former Allied Leather Tannery
5. Property address: 4 Crescent Street and "0" East Street
6. Current property owner: City of Concord
7. Borrower/Subgrantee applicant name: City of Concord
8. Borrower/Subgrantee applicant address: 41 Green Street, Concord, NH 03301
9. Type of action: ☐ Loan ☒ Subgrant
10. Proposed amount: \$400,000.00

B. SITES ELIGIBLE FOR FUNDING

1. Does the site meet the definition of a Brownfields (a real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants)? ☒ Yes ☐ No
2. Type of contamination present: ☒ Hazardous Substances ☐ Petroleum
(If the site is commingled with hazardous substances and petroleum, check the box corresponding to the predominant contaminant.)
3. Describe the operational history and current use(s) of the site: The former Allied Leather Tannery site has been used for industrial purposes dating back to 1846. From 1846 through circa 1930, the property was initially used for textile production. Textile production ceased during the 1930s and the site was dormant until the 1940s when it was sold and reopened as a leather tannery primarily for the production of shoe leather. This property supplied tannery operations at nearby 35 East Street (not associated with this application). The property contained a pair of small warehouse buildings, a wastewater pre-treatment facility, as well as an electrical transformer substation. The tannery operation went bankrupt in 1987. The site was then acquired by a local entrepreneur through a bankruptcy

November 2009

G. ELIGIBILITY

(To be filled out by EPA Project Officer.)

The above-described property and applicant is eligible for a RLF loan/subgrant: ☒ Yes ☐ No

Project Officer JOE FARRELL

5-18-10
Date

Need for Attorney Consultation: ☐ Yes ☒ No Notes:

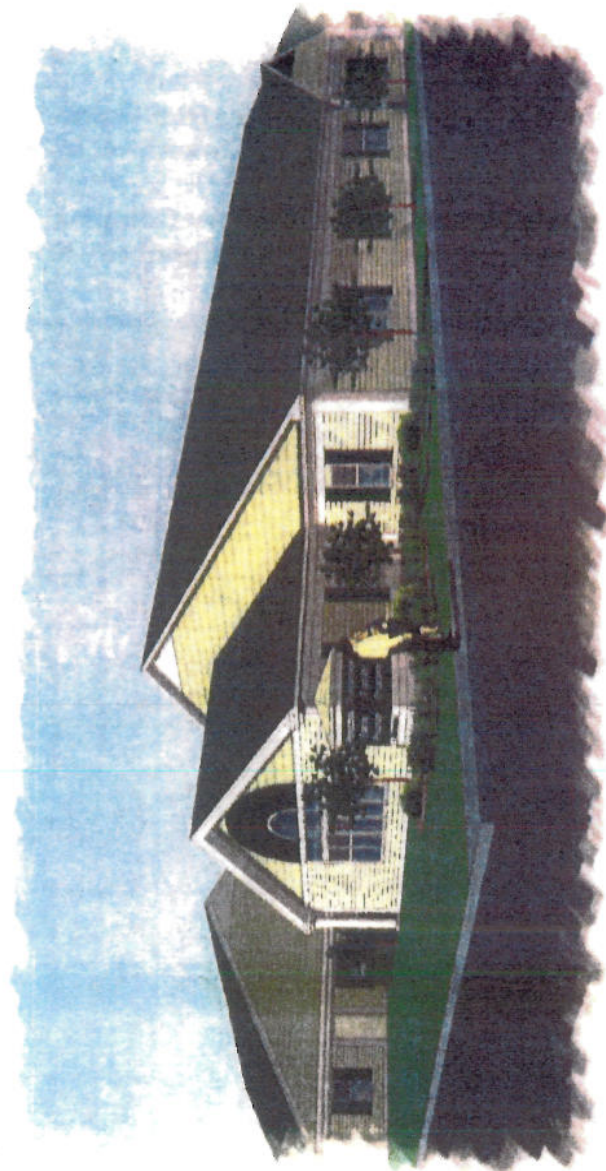
Additional Information:

- ① SEE ATTACHED WAIVER REQUEST
- ② SEE ATTACHED WAIVER APPROVAL

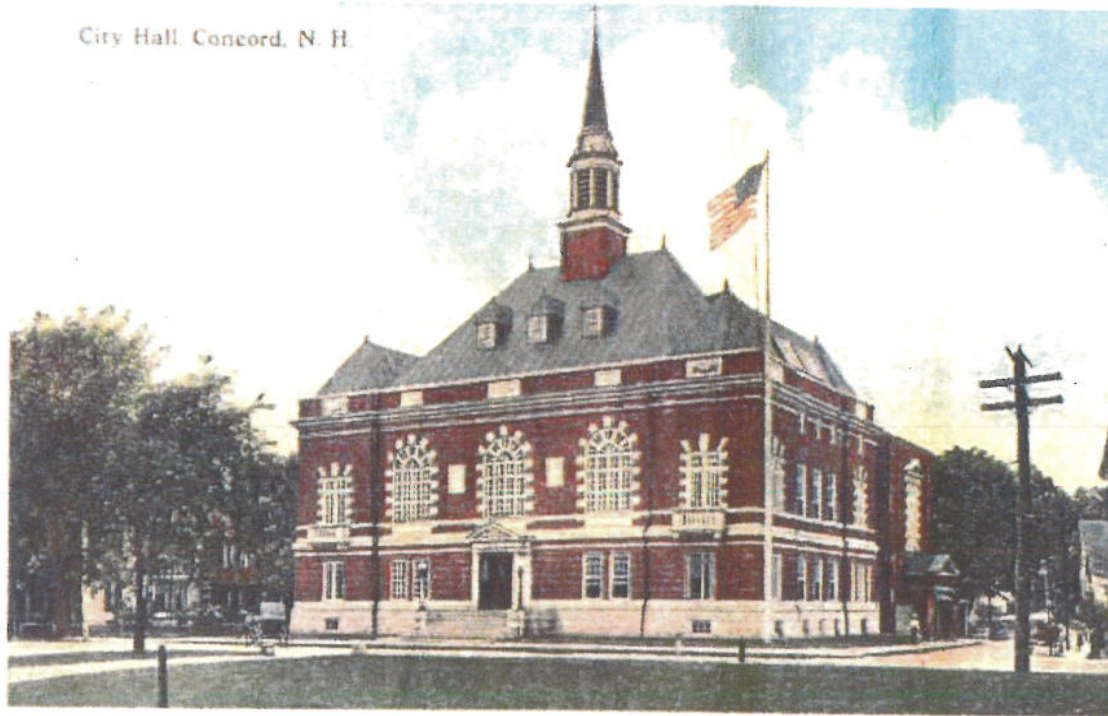
November 2009

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**Community Relations Plan
NHDES Brownfield Cleanup RLF Grant
American Recovery and Reinvestment Act of 2009
City of Concord, N.H.
Former Allied Leather Tannery Complex
#4 Crescent Street, Penacook (Concord), N.H.**



City Hall, Concord, N. H.



Waste Management Division
PO Box 95, 29 Hazen Drive
Concord, N.H. 03302

[illegible]

- | | |
|---|--|
| <input type="checkbox"/> Work Scope
<input type="checkbox"/> Reimbursement Request | <input checked="" type="checkbox"/> Remedial Action <ul style="list-style-type: none"> • Remedial Action Plan • Bid Plans and Specifications • Remedial Action Implementation Report |
| <input type="checkbox"/> UST Facility Report
<input type="checkbox"/> AST Facility Report | <input type="checkbox"/> Treatment System and POE O&M
<input type="checkbox"/> Activity and Use Restriction |
| <input type="checkbox"/> Emergency/Initial Response Action
<input type="checkbox"/> Groundwater Quality Assessment
<input type="checkbox"/> Initial Site Characterization
<input type="checkbox"/> Site Investigation <ul style="list-style-type: none"> • Site Investigation Report • Supplemental Site Investigation Report • GMZ Delineation • Source Area Investigation • Data Submittal • Annual Summary Report | <input type="checkbox"/> Temporary Surface Water Discharge Permit |
| <input type="checkbox"/> Unsolicited Environmental Sampling Notification
<input type="checkbox"/> Closure Documentation | <input type="checkbox"/> Groundwater Management Permit <ul style="list-style-type: none"> • Permit Application • Renewal Application • Deed Recordation Documentation • Abutter Notification Documentation • Release of Recordation <input type="checkbox"/> Data Submittal
<input type="checkbox"/> Annual Summary Report |

REMEDIAL ACTION PLAN
Former Allied Leather Tannery Property
4 Crescent Street
Penacook Village, Concord, New Hampshire 03303
Brownfields Grant No. BG200605008
NIIDES Site No. 200605008, NHDES Project No. 24134

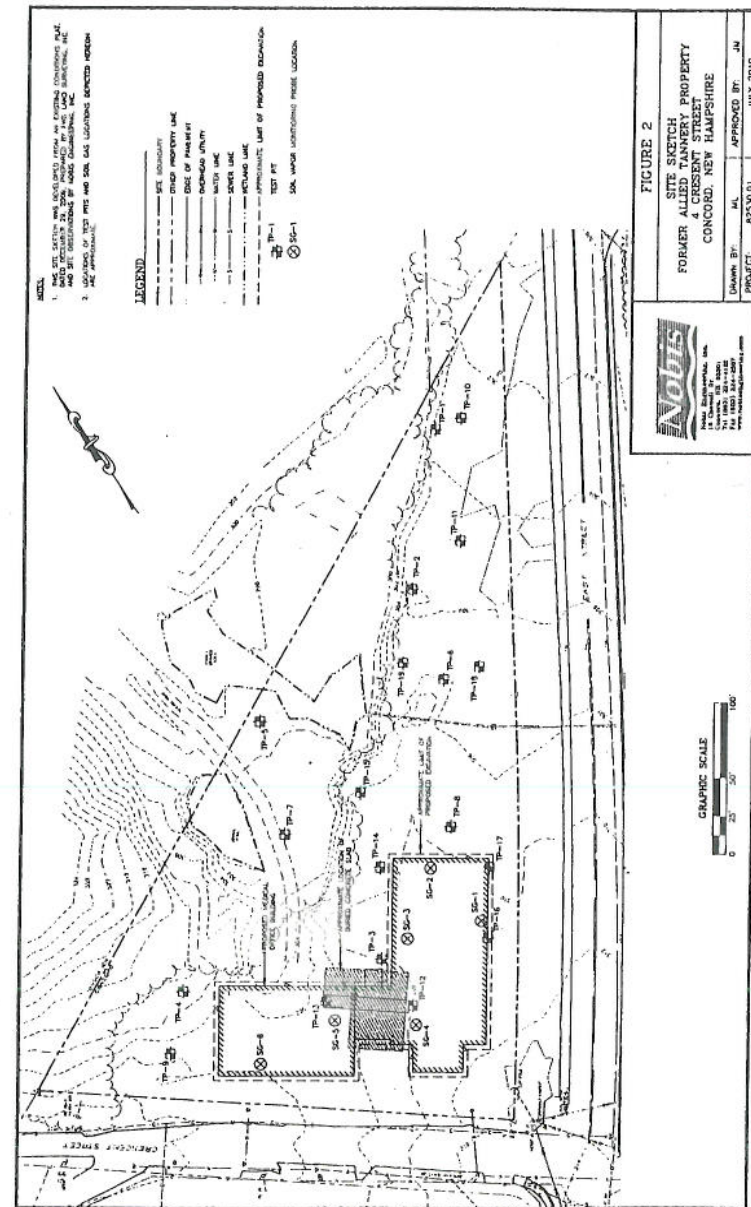
Prepared For:
New Hampshire Department of Environmental Services
Brownfields Program
Hazardous Waste Remediation Bureau
29 Hazen Drive - P.O. Box 95
Concord, New Hampshire 03302-0095
Contact: Mr. Michael McCluskey, P.E.
(603) 271-2183

Prepared By:
Nobis Engineering, Inc.
18 Chenell Drive
Concord, New Hampshire 03301
(603) 224-4182
Contacts: Jeff A. McCullough, P.E.

August 3, 2010
Nobis File No. 83510.00



- | Rebinocinded Risk Category (Check One) | | |
|--|---|--|
| <input type="checkbox"/> 1. Immediate Human Health Risk (Impacted water supply well, etc.) | <input type="checkbox"/> 4. Surface Water Impact | <input type="checkbox"/> 7. Alternate Water Available/Low Level Groundwater Contamination (< 1,000 x AGQS) |
| <input type="checkbox"/> 2. Potential Human Health Risk (Water supply well within 1000' or Site within SWPA) | <input type="checkbox"/> 5. No Alternate Water Available/No Existing Wells in Area | <input type="checkbox"/> 8. No AGQS Violation/No Source Remaining |
| <input checked="" type="checkbox"/> 3. Free Product or Source Hazard | <input type="checkbox"/> 6. Alternate Water Available/High Level Groundwater Contamination (> 1,000 x AGQS) | <input type="checkbox"/> Closure Recommended |





The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Thomas S. Burack, Commissioner



September 21, 2010

Matthew R. Walsh, Assistant for Special Projects
City of Concord
41 Green Street
Concord, NH 03301

NOTICE OF APPROVED REMEDIAL ACTION PLAN

Subject: Concord – Former Allied Leather Tannery, 4 Crescent Street,
DES Site #200605008; Project RSN #24134

Remedial Action Plan, prepared by Nobis Engineering, Inc.,
dated August 3, 2010

Dear Mr. Walsh:

The Department of Environmental Services (Department) has reviewed the Remedial Action Plan (RAP) for the site referenced above. This RAP, dated August 3, 2010, was prepared on your behalf by Nobis Engineering, Inc. as a requirement of the state's Brownfields Covenant Program (New Hampshire Code of Administrative Rules Env-Or 800, *Brownfields Program Under RSA 147-F*). The Department provided public notice of the RAP during the period of August 11, 2010 through September 10, 2010 in accordance with Env-Or 810.02. A public information meeting was held on August 19, 2010.

Site investigations previously identified: 1) buried chromium contaminated leather scraps and other organic materials; and 2) soil impacted by polycyclic aromatic hydrocarbons (PAHs). The leather scraps likely originated from the former tannery operations and the PAH-impacted soils are believed to have originated from the historic use of coal on the site and asphalt.

The proposed remedial activities for the site were compared with the criteria for RAP approval in New Hampshire Code of Administrative Rules Env-Or 600, *Contaminated Site Management*. These criteria are listed below:

1. Human health and the environment will be protected;
2. Groundwater quality criteria specified in Env-Or 603.01 will be met;
3. Sources of contamination will be controlled to reduce or eliminate further discharges;
4. Contaminated soil will be removed, treated, or contained to reduce the human health risk associated with direct exposure via dermal contact, ingestion, and inhalation;
5. The risk to human health and the environment will be reduced to the greatest extent practicable, balancing costs and benefits by evaluating the risk to human health and the environment by the methods described in the ASTM E2081-00(2004) entitled "Standard Guide for Risk Based Corrective Action";
6. Long-term management, including operation and maintenance of the remediation equipment and site monitoring requirements, will be minimized;
7. Potential need for modification of the remedy will be minimized;

Matthew R. Walsh
DES #200605008
September 21, 2010
Page 2 of 2

8. Resource value of groundwater impacted by the contamination will be protected to the greatest extent practicable taking into account current and anticipated future land use,

9. Long-term institutional and engineering controls will be reliable; and

10. Financial assurance pursuant to Env-Or 606.20 and Env-Or 606.21 will be available.

The Department has concluded that the RAP meets the above approval criteria. Therefore, in accordance with Env-Or 810.03 and Env-Or 606.13, the Department hereby issues this **Notice of Approved Remedial Action Plan**. The RAP provides for the following remedial actions to be implemented at the site. These actions must be completed before a certificate of completion can be issued in accordance with Env-Or 810.08:

1. The excavation and off-site disposal of chromium-impacted leather scraps, methane-generating organic material, and PAH-impacted soil from within the footprint of the building currently proposed for the site and a perimeter buffer; and
2. Implementation of Activity and Use Restrictions (AUR) pursuant to Env-Or 608 to mitigate potential exposure to contaminants that will remain on-site under future redevelopment scenarios and for the management of leather scraps and impacted soils during any future on-site excavation activities.

A copy of the text of the RAP is attached to this letter and should be referenced for more detailed information.

Please note that this **Notice of Approved Remedial Action Plan** must be recorded in the Merrimack County Registry of Deeds, as required under Env-Or 810.05. Recordation of the attachment to this letter is not required.

If you should have any questions, please contact me at the Department's Waste Management Division.

Sincerely,



Michael McCluskey, P.E.
Brownfields Program
Hazardous Waste Remediation Bureau
Tel: (603) 271-2183
Fax: (603) 271-2181
E-mail: Michael.McCluskey@des.nh.gov

Attachment: Remedial Action Plan text

cc: Joe Ferrari, USEPA
City of Concord Health Officer
Jeff McCullough, P.E., Nobis Engineering, Inc.
Keith DuBois, P.G., Brownfields Coordinator, HWRB
Peter Roth, Esq. NH DOJ – Environmental Protection Bureau



STATE OF NEW HAMPSHIRE


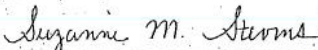
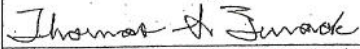
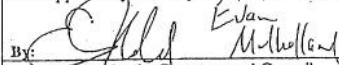
**American Recovery
and Reinvestment Act**NH RECOVERY
putting new Hampshire to work

Subject: City of Concord
Brownfields Revolving Loan Fund

GRANT AGREEMENT

The State of New Hampshire and the Grantee hereby mutually agree as follows:

GENERAL PROVISIONS**1. Identification and Definitions.**

1.1 State Agency Name NH Department of Environmental Services		1.2 State Agency Address 29 Hazen Drive, Concord, NH 03301	
1.3 Grantee Name City of Concord		1.4 Grantee Address 41 Green Street, Concord, NH 03301	
1.5 Effective Date Upon G&C Approval	1.6 Completion Date See Exhibit C, Paragraph 2	1.7 Audit Date N/A	1.8 Price Limitation \$ 400,000
1.9 Grant Officer for State Agency Thomas S. Burack, Commissioner NH Department of Environmental Services		1.10 State Agency Telephone Number (603) 271-3503	
1.11 Grantee Signature 		1.12 Name & Title of Grantee Signor Thomas J. Aspell, Jr. City Manager	
1.13 Acknowledgment: State of New Hampshire, County of <u>Merrimack</u> On <u>July 7, 2010</u> , before the undersigned officer, personally appeared the person identified in block 1.12, or satisfactorily proven to be the person whose name is signed in block 1.11, and acknowledged that s/he executed this document in the capacity indicated in block 1.12.			
1.13.1 Signature of Notary Public or Justice of the Peace [SEAL] 			
1.13.2 Name & Title of Notary Public or Justice of the Peace SUZANNE M. STEVENS, Notary Public My Commission Expires April 4, 2012			
1.14 State Agency Signature(s) 		1.15 Name/Title of State Agency Signor(s) Thomas S. Burack, Commissioner NH Department of Environmental Services	
1.16 Approval by Attorney General (Form, Substance and Execution) By:  On: <u>7-27-2010</u>			
1.17 Approval by the Governor and Council By: _____ On: _____			

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

DHR Use Only
R&C # <u>2242</u>
Log In Date <u>7.14.10</u>
Response Date <u>7.15.10</u>
Sent Date <u>7.15.10</u>

Request for Project Review by the New Hampshire Division of Historical Resources

- ☒ This Project is funded by the **American Recovery and Reinvestment Act of 2009**
☐ This is a new submittal ☐ This is additional information relating to DHR Review #:

GENERAL PROJECT INFORMATION		
Project Title Former Allied Leather Tannery		
Project Location 4 Crescent Street, Penacook (Concord), New Hampshire		
Tax Map & Lot # 0513P-23		
NH State Plane - Feet Geographic Coordinates: Easting 1002274 Northing 285487 WGS84 datum <small>(see RPR Manual and R&C FAQs for help accessing this data)</small>		
Lead Federal Agency U.S. Environmental Protection Agency through NHDES (Agency providing funds, licenses, or permits)		
Permit or Job Reference #		
State Agency and Contact (if applicable) Mike McCluskey, NH Dept of Environmental Services		
Permit or Job Reference #		
APPLICANT INFORMATION		
Applicant Name City of Concord, New Hampshire		
Street Address 41 Green Street Phone Number (603) 225-8570		
City Concord State NH Zip 03301 Email mwalshe@concordnh.gov		
CONTACT PERSON TO RECEIVE RESPONSE		
Name/Company Michael McCluskey, NH Department of Environmental Services		
Street Address 29 Hazen Drive, PO Box 95 Phone Number 271-2183		
City Concord State NH Zip 03302 Email Michael.McCluskey@des.nh.gov		

Please refer to the Request for Project Review manual for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submittals will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, the Division of Historical Resources (DHR) may require additional information to complete our review. All items and supporting documentation submitted with a review request, including photographs and publications, must be returned by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process, please visit our website at: <http://www.nh.gov/nhdhr/review> or contact the R&C Specialist at 603.271.3558.

PROJECT BOUNDARIES AND DESCRIPTION

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

REQUIRED

- ☒ Attach the relevant portion of a 7.5' USGS Map (photocopied or computer generated) indicating the defined project boundary.
☒ Attach a detailed written description of the proposed project. Include: (1) a narrative description of the proposed project; (2) site plan; (3) photos and description of the proposed work if the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures; and (4) a photocopy of the relevant portion of a soils map (if accessible) for ground-disturbing projects.

Architecture

Are there any buildings or structures within the project area? ☐ Yes ☒ No

If yes, submit all of the following information:

Approximate age(s):

- ☐ Photographs of each building located within the project area along with a photo key. Include streetscape images if applicable. (Digital photographs are accepted. All photographs must be clear, crisp and focused)
☐ DHR file review conducted on

Please note that as part of the review process, the DHR may request an architectural survey or other additional information.

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No

If yes, submit all of the following information:

- ☒ Project specific map and/or preliminary site plan that fully describes the project boundaries and areas of proposed excavation.
☒ Description of current and previous land use and disturbances.
☒ Any available information concerning known or suspected archaeological resources within the project area.

Please note that as part of the review process, the DHR may request an archaeological survey or other additional information.

DHR COMMENT

This Space for Division of Historical Resources Use Only

- ☐ No Potential to cause Effects ☐ Additional information is needed in order to complete our review
☐ No Adverse Effect ☒ No Historic Properties Affected ☐ Adverse Effect

Comments: If future development plans require permitting by the City of Concord, then the DHR requests continued consultation. Please provide Concord with this response. If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Wanda Ray Merritt DSHPO

Date: 7/15/2010

Waste Management Division
PO Box 95, 29 Hazen Drive
Concord, N.H. 03302

Type of Submittal (Check One-Most Applicable)

<input type="checkbox"/> Work Scope <input type="checkbox"/> Reimbursement Request	<input checked="" type="checkbox"/> Remedial Action <ul style="list-style-type: none"> • Remedial Action Plan • Bid Plans and Specifications • Remedial Action Implementation Report
<input type="checkbox"/> UST Facility Report <input type="checkbox"/> AST Facility Report	<input type="checkbox"/> Treatment System and POB O&M <input type="checkbox"/> Activity and Use Restriction
<input type="checkbox"/> Emergency/Initial Response Action <input type="checkbox"/> Groundwater Quality Assessment	<input type="checkbox"/> Temporary Surface Water Discharge Permit
<input type="checkbox"/> Initial Site Characterization <input type="checkbox"/> Site Investigation <ul style="list-style-type: none"> • Site Investigation Report • Supplemental Site Investigation Report • GMZ Delineation • Source Area Investigation • Data Submittal • Annual Summary Report 	<input type="checkbox"/> Groundwater Management Permit <ul style="list-style-type: none"> • Permit Application • Renewal Application • Deed Recordation Documentation • Abutter Notification Documentation • Release of Recordation
<input type="checkbox"/> Unsolicited Environmental Sampling Notification <input type="checkbox"/> Closure Documentation	<input type="checkbox"/> Data Submittal <input type="checkbox"/> Annual Summary Report

REMEDIAL ACTION IMPLEMENTATION REPORT
Former Allied Leather Tannery Property
4 Crescent Street
Penacook Village, Concord, New Hampshire 03303
Brownfields Grant No. BG200605008
NHDES Site No. 200605008, NHDES Project No. 24134

Prepared For:
New Hampshire Department of Environmental Services
Brownfields Program

Hazardous Waste Remediation Bureau
29 Hazen Drive - P.O. Box 95
Concord, New Hampshire 03302-0095
Contact: Mr. Michael McCluskey, P.E.
(603) 271-2183

Prepared By:
Nobis Engineering, Inc.
18 Chencell Drive
Concord, New Hampshire 03301
(603) 224-4182
Contacts: Jeff A. McCullough, P.E.



Nobis File No. 83510.00

Recommended Risk Category (Check One)		
<input type="checkbox"/> 1. Immediate Human Health Risk (Impacted water supply well, etc.)	<input type="checkbox"/> 4. Surface Water Impact	<input type="checkbox"/> 7. Alternate Water Available/Low Level Groundwater Contamin- ation (< 1,000 x AGQS)
<input type="checkbox"/> 2. Potential Human Health Risk (Water supply well within 1000' or Site within SWPA)	<input type="checkbox"/> 5. No Alternate Water Available/No Existing Wells in Area	<input type="checkbox"/> 8. No AGQS Violation/No Source Remaining
<input checked="" type="checkbox"/> 3. Free Product or Source Hazard	<input type="checkbox"/> 6. Alternate Water Available/High Level Groundwater Contamination (> 1,000 x AGQS)	<input type="checkbox"/> Closure Recommended

November __, 2010

Matthew R. Walsh, Assistant for Special Projects
City of Concord
41 Green Street
Concord, NH 03301

CERTIFICATE OF NO FURTHER ACTION

Subject: Concord – Former Allied Leather Tannery, 4 Crescent Street
DES Site #200605008, Project #24134

Remedial Action Implementation Report, prepared by Nobis Engineering, Inc.,
dated November __, 2010

Dear Mr. Walsh:

The Department of Environmental Services (Department) has received the Remedial Action Implementation Report dated __. This report was prepared as a requirement of the state's Brownfields Covenant Program (New Hampshire Code of Administrative Rules Env-Or 800, *Brownfields Program Under RSA 147-F*). The Department has reviewed this submittal and other information concerning soil and groundwater contamination at this site. This information was compared with the criteria for issuance of a *Certificate of No Further Action* contained in New Hampshire Code of Administrative Rules Env-Or 600, *Contaminated Site Management*. These criteria are listed below:

1. All human health hazards associated with direct exposure to contaminants through dermal contact, ingestion, and inhalation have been eliminated;
2. All necessary activity and use restrictions have been implemented;
3. All known sources of groundwater contamination have been eliminated;
4. All on-site and off-site dissolved contamination levels in monitoring wells sampled meet groundwater quality criteria as specified in Env-Or 603.01;
5. All recorded release of recordation notices are on file with the Department as required by Env-Or 607.09;
6. All penalty(ies) or fine(s) issued under the New Hampshire Statutes for Oil Spillage, Underground Storage Facilities, or Hazardous Waste Management have been paid;
7. All invoices associated with the Department's recoverable costs have been paid or have been waived; and
8. All fees or costs due under the Brownfields Program have been paid.

Matthew R. Walsh
DES # 200605008
November __, 2010
Page 2 of 2

The Department has concluded that the conditions at this site meet the above closure criteria. Therefore, in accordance with Env-Or 810.10 and Env-Or 609.02, the Department hereby issues this ***Certificate of No Further Action*** for the site. Through issuance of this Certificate, the Department certifies that no additional investigation, remedial measures, nor groundwater monitoring shall be required at this site. Accordingly, the Department will remove this site from our active project list and close the regulatory site file.

The Department reserves the right, under New Hampshire Code of Administrative Rules Env-Or 600, *Contaminated Site Management*, to require additional investigations, remedial measure, or groundwater monitoring if further information indicating the need for such work becomes known.

Please note that this ***Certificate of No Further Action*** must be recorded in the Merrimack County Registry of Deeds, as required under Env-Or 810.11.

If you should have any questions, please contact me at the Department's Waste Management Division.

Sincerely,

Michael McCluskey, P.E.
Brownfields Program
Hazardous Waste Remediation Bureau
Tel: (603) 271-2183
Fax: (603) 271-2181
E-mail: michael.mccluskey@des.nh.gov

cc: City of Concord, Health Officer
Jeff A. McCullough, P.E., Nobis Engineering, Inc.,
H. Keith DuBois, P.G., Brownfields Coordinator, WMD