



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO MAYOR AND CITY COUNCIL

FROM: Beth Fenstermacher, Director of Special Projects & Strategic Initiatives

DATE: September 22, 2024

SUBJECT: Consent Resolution authorizing the City Manager to submit an application for a U.S. Environmental Protection Agency Brownfield Clean Up Grant for the abatement of hazardous building materials associated with the former Concord Stables building at 111.5 Warren Street

Recommendation:

1. Accept this report;
2. Approve the attached Consent Resolution.

Background:

A hazardous building materials survey was completed at the historic Concord Stables building in August 2022. The survey confirmed the presence of asbestos containing materials, lead paint, PCB containing paints, and other “universal waste”. The City desires to renovate the building for adaptive reuse, which will initially include the removal or mitigation of these hazardous materials prior to construction. Due to the presence of hazardous materials, the site is classified as a “Brownfield”, and is eligible for clean up funding. An application submitted in 2023 was unsuccessful; however, City staff met with USEPA representatives and received valuable feedback for a successful application.

Discussion:

City Staff met with the US Environmental Protection Agency (USEPA) to discuss funding opportunities, and it was determined that the City is eligible for the Brownfields Clean Up Grant. In early 2024, the USEPA provided supplemental testing services to fill in any gaps of the 2022 survey at no cost to the City in order to get quantities for a final cost for abatement. This information was not available at the time of the 2023 application deadline, and will greatly enhance the application to be submitted this year.

The source of the grant is Bipartisan Infrastructure Law funds and there is no match or cost share required. The City is eligible to apply for up to \$5,000,000. Based on the 2022 survey, the clean up cost was estimated at \$960,000. City staff is working with a consultant to determine updated costs based on the updated information from 2024, and to account for inflation. Presently, it is anticipated that no City matching funds will be required for this application.

The 2025 round of the USEPA Brownfields Clean Up Grant opens in late September, a final application must be submitted by the end of November. If awarded, staff will return to City Council to accept and appropriate the grant funds. If successful, it is anticipated that clean up work would commence in 2025.