



**EBC Site Remediation and Redevelopment Program Series
Contaminated Property Buying/Selling Strategies – A MOCK Transaction**

Part Two: Development and Build-Out Planning

Tuesday, February 14, 2017

McLane Middleton | Woburn, Massachusetts

Thank you to the Series Sponsor



AGENDA

- 8:00 a.m. **Welcome: Jonathan D. Kitchen, PG, LSP**
Chair, EBC Site Redevelopment & Remediation Committee
Senior Project Manager, Civil & Environmental Consultants, Inc.
- Introduction & Overview: Guy P. Dalton, P.E., LSP, LEP**
Program Chair & Moderator
Associate Principal, GZA
- 8:20 a.m. **Recap of the Case Study Remediation Site**
- Evan Cucé, Environmental Scientist, Environmental Strategies & Management, Inc.
- 8:30 a.m. **Developer's Perspective**
- Pete Pedersen, Managing Principal, Renova Partners
- 9:00 a.m. **Use of Beneficial Use Determinations (BUDs)**
- Amy J. Knight, P.E., Senior Project Manager, Civil & Environmental Consultants, Inc.
- 9:20 a.m. **Storm Water Management at Remediation Sites**
- Rosalie Starvish, M.S., P.E., CFM, CPMSM, Project Manager, GZA
- 9:30 a.m. **Sea Level Rise and Climate Change Considerations**
- Daniel C. Stapleton, P.E., Senior Vice President/Senior Principal, GZA

- 10:00 a.m. Networking Break**
- 10:30 a.m. Site Design and Soil Management**
- Frank Ricciardi, P.E., LSP, Vice President, Weston & Sampson
- 11:00 a.m. Vapor Intrusion Considerations**
- Maureen Dooley, Director of the Strategic Projects Team, Regenesi
 - Ryan Miller, Northeast District Manager, Land Science Technologies
- 11:30 a.m. Panel Discussion**
- Moderator: **Guy Dalton, GZA**
- Panel Members:
- **Amy Knight**, Civil & Environmental Consultants, Inc.
 - **Daniel Stapleton**, GZA
 - **Frank Ricciardi**, Weston & Sampson
 - **Ryan Miller**, Land Science Technologies
- 12:00 p.m. Adjourn – Closing Comments – Jonathan Kitchen**

PROGRAM CHAIR

Guy P. Dalton, P.E., LSP, LEP, Associate Principal

GZA

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Mr. Dalton is an Associate Principal with over 28 years of experience on environmental site investigations, remedial action and closure projects. His roles in these projects have been in project management, remedial technology review, pilot testing, and selection, permitting, public participation, agency coordination, report writing, technical analysis, safety and cost estimating. He has been involved in numerous large scale RCRA, MA MCP and CT RSR permitting, site investigation, remediation and closure efforts throughout the Northeastern United States, Michigan and Idaho. He also provides environmental support services to construction contractors. He has functioned as GZA's Springfield, MA office Environmental Health and Safety (EH&S) Coordinator.

SPEAKERS

Evan Cucé, Environmental Scientist

Environmental Strategies & Management, Inc.

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Evan Cucé is an Environmental Scientist and Project Manager with Environmental Strategies & Management, Inc. He holds a Bachelor's Degree in Environmental Science and Business Management from the University of Massachusetts Amherst. His has experience in site assessment and remediation services including ASTM Phase I and Phase II, regulatory reporting and compliance, Brownfields redevelopment, vapor intrusion and indoor air quality, and remedial design, construction, operation, and maintenance.

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Maureen Dooley, Director of the Strategic Projects Team

Regenesis

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Ms. Dooley has over twenty five years experience in many aspects of environmental industry including project management, research and development, senior technical oversight, remedial design and laboratory management. Ms. Dooley's current position is the Northeast Region Manager for Regenesis. She is responsible for managing both sales and technical support associated with Regenesis bioremediation and chemical oxidation products. As part of her responsibilities at Regenesis she has reviewed hundreds of potential projects and provided recommendations for remediation. Much of her work over her career has been focused on the development and implementation of bioremediation programs. Over the past several years, however, she has been focused on chemical oxidation applications at petroleum and chlorinated hydrocarbon sites. Ms. Dooley has drafted hundreds of project proposals, evaluations and reports related to the feasibility of using bioremediation. In addition, prior experience includes the completion of numerous treatability studies designed to evaluate the biodegradation of a wide range of chemical constituents that include chlorinated solvents, petroleum hydrocarbons, explosives, aromatic hydrocarbons and pesticides.

Amy J. Knight, P.E., Senior Project Manager

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Amy Knight is a Principal with Civil & Environmental Consultants, Inc. (CEC). Ms. Knight leads the solid waste department at CEC and has more than 23 years of experience in the design, permitting, construction, expansion and closure of landfill systems. Ms. Knight's landfill design experience includes horizontal and vertical expansions; baseliner and cover designs; stormwater management system design; leachate collection, recirculation systems and pump stations; gas collection and control system design; stability analyses; financial rate packages; and construction inspection, quality assurance, and certification. Ms. Knight is a registered professional engineer in New York, Pennsylvania, Massachusetts, New Hampshire, Connecticut, Virginia, and Puerto Rico.

Ryan Miller, Northeast District Manager

Land Science Technologies

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Ryan Miller is the Northeast District Manager of the Land Science division of REGENESIS, Inc., and is based in northern New Jersey. Ryan's role includes providing technical support in the design and installation of Geo-Seal and Retro-Coat vapor mitigation systems, and educating the environmental community on the advancements in vapor intrusion barrier technology, implementation, and quality control by making presentations to environmental firms, regulatory agencies, and developers. Ryan has extensive experience in the environmental consulting industry, most recently working as a New Jersey Licensed Site Remediation Professional (LSRP) focusing on brownfield redevelopment projects and specializing in vapor intrusion mitigation. Ryan earned a MBA from Montclair State University and a Bachelor of Science degree in Environmental Studies from Siena College. During his free time, you will find Ryan on a golf course.

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Pete Pedersen, Managing Principal and Founder

Renova Partners

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Pete Pedersen is Managing Principal and founder of Renova Partners. He has over thirty-five years of experience in law, corporate finance, and business with special expertise in corporate control transactions and transactions involving environmentally impaired properties.

Mr. Pedersen founded Renova Partners with a partner from the Bay Area in 2001. The operations of Renova Partners were consolidated in Boston in 2008, though the organization continues to function on brownfields properties nationwide. In 2009, Mr. Pedersen co-founded Brightfields Development, a company separate from Renova that develops solar arrays, often on brownfields. Before helping to establish Renova Partners and then Brightfields Development, Mr. Pedersen was a corporate attorney and Vice President for Corporate Development at Thermo Electron Corporation and a Principal at EnCapital, Inc. While at Thermo, he managed acquisition campaigns, venture capital investments, and initial public offerings. He also conceived, founded and managed Thermo's consulting practice for facilitating the redevelopment of contaminated properties and the mitigation of contingent environmental liabilities. At EnCapital, Mr. Pedersen originated and managed merger and acquisition and private placement engagements. Early in his career, Mr. Pedersen worked in corporate finance at Lehman Brothers Kuhn Loeb in New York and as an attorney at Nagashima & Ohno in Tokyo and Hale and Dorr in Boston.

Mr. Pedersen is a regular speaker on redevelopment issues at various academic institutions as well as at several trade and professional forums. Mr. Pedersen graduated from Amherst College, magna cum laude, and the University of Chicago Law School.

Frank Ricciardi, P.E., LSP, Vice President

Weston & Sampson

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Frank leads the Environmental, Geotechnical and Energy (EGE) Program for Weston & Sampson. He is a registered Professional Engineer and Licensed Site Professional with over 23 years of experience in project management, environmental engineering, remediation alternative evaluations, remedial design, and hazardous waste site assessments. He has special expertise in the use of innovative technology implementation for field investigations and remediation. Most recently, Frank has been involved with infrastructure/facility resiliency studies associated with climate related impacts such as sea level rise, storm surge, frequent/high-intensity precipitation and increased temperatures.

Daniel C. Stapleton, P.E., Senior Vice President/Senior Principal

GZA

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Dan is a Senior Principal and Senior Vice-President of GZA and a leader of GZA's Water Services group. He is currently directing GZA project teams in assessing the vulnerability of public and corporate owners of critical infrastructure to climate change and flooding throughout the United States. Dan is also the Principal-in-Charge for developing the Community Coastal Resilience Plan for the Towns of Stratford, CT and Old Saybrook, CT and Long Wharf Flood Protection Study in New Haven, CT, working in collaboration with these coastal municipalities, South Central Regional Council of Governments (SCRCOG) and the

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Greater Bridgeport Regional Council (GBRC). Dan is a recognized expert in flood and geo-hazard characterization, hazard vulnerability assessment, adaptation planning and design and coastal resiliency. Dan has over 30 years of experience and advanced degrees in geology, geotechnical and civil engineering, and ocean engineering, and is a Registered Professional Engineer. Dan is a prolific speaker on climate change, its effects on critical infrastructure and the application of “Risk-Informed Decision Making”, and has addressed municipalities, industry groups and the Army Corps of Engineers around the United States on this issue. Dan is a member of key American Society of Civil Engineers (ASCE) subcommittees that form the ASCE Infrastructure Resilience Division-Civil Infrastructure and Lifeline Systems Committee. He is a member the Geo-Institute of ASCE and is currently a subject matter expert advising the Nuclear Energy Institute’s (NEI’s) Post-Fukushima response advisory group.

Rosalie Starvish, M.S., P.E., CFM, CPMSM, Project Manager

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Rosalie Starvish serves as a Water Resources Engineer and Project Manager for GZA. Ms. Starvish specializes in surface water resources, particularly in hydrologic, hydraulic and water quality assessment. She has been involved in projects related to stormwater and watershed management and design, lake and pond dredging, flood control, flood impact and water quality analysis, dam maintenance and planning, and environmental impact assessments and permitting. Ms. Starvish is a registered Professional Engineer in Massachusetts and Connecticut, a Certified Floodplain Manager, and is a Certified Professional in Municipal Stormwater Management (CPMSM) under EnviroCert, International, Inc.

EBC Site Remediation and Redevelopment Program Series

Part One: January 17 – Transaction, Funding Aids, and Project Set-up

Part Two: February 14 – Development and Build-Out Planning

Part Three: March 17 – Demolition Phase

Part Four: April 12 – Redevelopment Waste Management Considerations

Upcoming EBC Programs

- Feb 16: Drones – Unmanned Aircraft Use in the Environmental and Energy Industry
- Feb 24: Connecticut Stormwater Management – The New MS4 Permit Regulations are Here
- Feb 28: Annual “Talking Trash” Conference: Solid Waste Management in Southern New England
- Mar 1: Dam Construction, Repair, and Removal – The Contractor’s Perspective
- Mar 3: Connecticut Legislative Briefing on 2017 Connecticut Energy and Environmental Initiatives
- Mar 7: Climate Change Program Series Part Two – Adaptation Programs at the Municipal Level
- Mar 16: Evening Program with MassDEP Commissioner Martin Suuberg
- Jun 8: EBC 24th Annual EBEE Awards Celebration

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