



**EBC New Hampshire Program
EPA Brownfields Funding - A Powerful Redevelopment Catalyst**

Thursday, May 12, 2016

Eversource Energy
Manchester, New Hampshire

AGENDA

- 8:00 a.m. Welcome: Daniel Moon**, Executive Director, EBCNE
Lynn Tillotson, Manager, Regulatory and Environmental
Eversource Energy
- Introduction: Kelley Race**, Program Co-Chair and Moderator
Senior Program Manager, TRC
Rick Vandenberg, Program Co-Chair and Moderator
Senior Project Manager, Weston & Sampson
- 8:10 a.m. An Update on Brownfields Programs: State, Regional and Federal Perspectives**
- Keith DuBois, Assistant Director, Waste Management Division, NHDES
 - Christine Lombard, Brownfields Project Officer, U.S. EPA Region 1
 - Kelley Race, Senior Program Manager, TRC
- 9:00 a.m. Making the Granite State Great Again: Brownfields Redevelopment Projects in NH**
- Will Craig, Director, City of Manchester Economic Development Office
 - Dick Anagnost, President, Anagnost Investments, Inc.
- 9:40 a.m. Networking Break**
- 10:00 a.m. It Takes a Village - Getting Prime Off the Ground in Southern ME**
- Frank Underwood, Envision Berwick, Berwick, Maine
 - John Stoll, Town Planner, Berwick, Maine
- 10:40 a.m. Panel Discussion**
Moderators: Kelley Race, TRC and Rick Vandenberg, Weston & Sampson
- Panel Members:
- Dick Anagnost, Anagnost Investments, Inc.
 - Will Craig, City of Manchester Economic Development Office
 - Keith DuBois, NHDES

- Christine Lombard, U.S. EPA Region 1
- John Stoll, Berwick, Maine
- Frank Underwood, Berwick, Maine

11:30 a.m. **Wrap Up and Q&A**

12:00 p.m. **Adjourn**

PROGRAM CO-CHAIRS

Rick Vandenberg, CG, PG, Senior Project Manager

Weston & Sampson

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Rick Vandenberg, CG, PG is a Senior Project Manager in Weston & Sampson's Portsmouth, New Hampshire office. Rick is a registered geologist in Maine and New Hampshire and has 27 years of experience assisting a diverse clientele complex environmental issues. Since 2007, he has completed EPA funded Brownfields redevelopment projects in New Hampshire for Rockingham Planning Commission, Southern New Hampshire Planning Commission, Lakes Region Planning Commission, Nashua Regional Planning Commission, City of Nashua, and Capitol Regional Development Council. In addition, Rick is working on the Prime Tanning Project in Berwick, Maine supporting Credere Associates, LLC's work.

Kelley Race, PG, LSP, Senior Program Manager

TRC

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Kelley Race, PG, LSP is a Brownfields Program Manager at TRC, coordinating assessment, cleanup, and remediation activities across New England. She strategizes with communities, regional planning commissions, nonprofits, and developers on Brownfields redevelopment including repurposing and adaptive reuse utilizing sustainable initiatives. Over her 25 year career, Ms. Race has managed over 200 Brownfields projects including those funded with USEPA Brownfields Assessment, Cleanup, and Revolving Loan Fund (RLF) monies. Ms. Race works with Brownfields grantees to assess and cleanup up sites and focuses on creative redevelopment options/strategies for highest and best use. She coordinates with EPA and state regulators, and conducts public/community outreach activities. She focuses Brownfields activities to incorporate sustainable and green initiatives during the assessment, remedial, and reuse process. She has assisted numerous communities in developing funding strategies for Brownfields sites where EPA assessment dollars were leveraged to obtain EPA cleanup monies and EPA RLF subgrants and loans to support small redevelopment projects to multimillion dollar projects.

SPEAKERS

Dick Anagnost, President

Anagnost Investments, Inc. dba Anagnost Realty & Development

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Dick has over 37 years of experience in development, auctions, "work out" (problems/properties), property investment analysis, site acquisition/location assessment, testimony, investigation/analysis, construction management, real estate brokerage, commercial/industrial/residential sales and leasing,

property maintenance, and property management. In 2015, Anagnost Investments, Inc. was named Empire Building by Business NH Magazine and was an honoree at the Moore Center Services Garden Party. In 2014 Anagnost Investments, Inc. was named one of New Hampshire's top developers by Business NH Magazine.

Anagnost Investments, Inc. is proud to be a Manchester, New Hampshire based company employing over 100 people.

William Craig, Director

City of Manchester Economic Development Office
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Will Craig was appointed by Mayor Ted Gatsas as Manchester's Director of Economic Development in 2013. Will managed the completion of the City's prior \$400,000 EPA Brownfield Assessment grant program which helped leverage more than \$18M in successful redevelopment throughout the City. He was successful in receiving another \$200,000 EPA Brownfields Assessment grant which he currently manages to help revitalize vacant and underutilized properties. Prior to assuming this role, he served as Policy Director in the Office of Governor Maggie Hassan. He served as Hassan's Majority Director and Legislative Aide during her time in the state senate. He earned a JD from Suffolk University Law School and a BA in political science magna cum laude from The George Washington University.

H. Keith DuBois, PG, Assistant Director

Waste Management Division, NH DES
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Keith DuBois is a licensed professional geologist and holds a M.S. in Geology from Boston College and a B.S. in Earth and Space Sciences from the State University of New York at Stony Brook. Keith was appointed as the Assistant Director of the Waste Management Division in 2012 and oversees the Division's remediation programs. He also served as Acting Assistant Commissioner from April 2015 to October 2015. Keith joined the NH DES in August of 2002 as a project manager in the Hazardous Waste Remediation Bureau and managed the Brownfields Program from 2007 to 2012. He has 17 years of experience in the environmental consulting industry conducting site assessments, site investigations, remedial investigations at Superfund sites, and implementation of remedial actions at contaminated sites throughout New England.

Christine Lombard, Brownfields Project Officer

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Christine Lombard joined the EPA New England Brownfields Team in August of 2002. She has served as the Brownfields Job Training Coordinator both regionally and nationally and is currently the assessment, communication and outreach coordinator for the regional brownfields program as well as a Project Officer overseeing 20+ grants. In this capacity Ms. Lombard has had the privilege of working directly with state governments, regional planning commissions, local municipalities, and non-profit organizations throughout New England.

With Brownfields cleanup and redevelopment being one of the region's top priorities, Ms. Lombard has been involved in assisting grantees from the application process to the award process as well as providing them with assistance throughout the project period. By attending meetings with

stakeholders Christine is able to assist grantees with the steps necessary to find potential sites that will be good candidates for redevelopment by linking all involved both technically and financially. Prior to joining the Brownfields Section, Ms. Lombard worked as an Executive Assistant to two Regional Administrators which required her to work with congressional staff, other federal agencies and state and local governments on a daily basis.

John Stoll, Town Planner
Town of Berwick, Maine
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John Stoll is the Town Planner for the Town of Berwick, ME. His background encompasses a broad range of inter-disciplinary projects in urban, rural and regional settings, including park and open space planning, brownfield redevelopment, historic preservation planning, waterfront and downtown revitalization, and land use planning. John received a B.S. degree in Political Science from Kansas State University, and a Master's Degree in Community Planning and Development from The University of Southern Maine Muskie School of Public Service. John became familiar with EPA funded Brownfields projects while working for Sanford, Maine Planning & Development. He now serves a vital role in the Prime Tanning Brownfields Project as he is the manager responsible for the successful administration of three EPA Brownfields grants worth \$600,000. In addition, John oversees the Envision Berwick Committee for the Town and has been working closely with developers interested in redeveloping the site.

Frank Underwood, P.E., Committee Member
Envision Berwick
Berwick, ME
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Frank Underwood, P.E. is a long time resident of Berwick, Maine and founder of Underwood Engineers, a Portsmouth-based civil engineering firm that serves municipal clientele throughout New England with their water and wastewater needs. Frank holds a B.S. in Civil Engineering from the University of New Hampshire. He has been an extremely active community member in Berwick serving on the Planning Board (1985 – 2000), Comprehensive Master Plan – Planning Committee (1990 – 1991), Economic Development Committee (1999 -2004), Downtown Vision Committee (2013 – 2015), and has been active with the newly established Envision Berwick Committee since 2015. Several years ago, Frank, along with a few others in town, championed the idea of redeveloping the old Prime Tanning Mill property and since that time has worked tirelessly to make this idea a reality. Along the way, he has never taken “no” for an answer when it comes to the Prime redevelopment. In fact, he has positively pushed the Downtown Vision Committee, select board, and Envision Berwick committee into action. He along with the Berwick select board provided important leadership to help the town acquire the property via a public-private partnership and acquire \$600,000 of EPA Brownfields Cleanup grants aimed at demolishing certain buildings and remediating residual contaminants present. He has also been instrumental in helping the town lure several potential developers to the project.