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TOWN OF HULL EPA BROWNFIELDS GRANT APPLICATION, 10/26/17

1 COMMUNITY NEED

a TARGET AREA & BROWNFIELDS

The project meets the national objective of prevention or elimination of slums or blight on an area-wide basis by eliminating blighted conditions in the Waveland Neighborhood. The Hull Board of Selectmen has declared that the Waveland Target Area meets the State's definition of deteriorated and blighted areas according to MGL Ch. 121A and Ch.121B. They have completed a detailed inventory of building and infrastructure conditions according to 24 CFR 570.483(c), and the Slums & Blight Area has been approved by DHCD as meeting the National Objective. The Waveland Service Station brownfield is located in the Waveland Neighborhood designated slums and blight area. Waveland is located within the larger Community Development Block Grant Hull Target Area. Hull itself is part of the Quincy Economic Target Area. Because we have completed a survey of the slums and blight area we know the % of structures in fair to poor condition and abandoned buildings and vacant lots. There is a presumption with the slums and blight designation that elimination of blight and rebuilding decayed structures will support reinvestment in businesses and housing, creating construction and post construction jobs. Waveland Service Station is a blighted contaminated building at the gateway to the neighborhood and an eyesore on Nantasket Avenue the most traveled road in Town.

Although most of the petroleum contaminates at the site have been removed an estimated 600 Cubic Yards of contaminated soil and 1,000 gals of water which need to be removed for final cleanup. The project includes final cleanup of the site and re-use as a new building with two rental units on the second floor and commercial retail below. The engineering survey found that 57.5% of all buildings, 80% of commercial buildings and 55% of residential buildings were in fair to poor condition. Along Bay Avenue East which abuts the Service station there are six commercial properties vacant, abandoned, underutilized and not maintained. Final cleanup of the Service Station site and returning it to beneficial use would be an incentive to redevelop these structures and vacant buildings and lots.

Due to income levels and housing conditions rebuilding housing is needed in Waveland. The need has been and will continue to be addressed in Waveland. For the last 12 years the Town's CDBG Housing Rehabilitation program has rebuilt homes in the area. There are 67 residences in the area in fair to poor condition. The Median Household Income (MHI) for Census BG 3 of \$42,768 is less than the Town's overall MHI of \$52,377 and some \$30,000 less than the Boston Metro Areas MHI. Many of these residents need to bring their houses up to code to have decent livable homes.

b WELFARE, ENVIRONMENTAL & PUBLIC HEALTH IMPACTS

c FINANCIAL NEED

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2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

EXISTING CONDITIONS

Nobis Engineering, Inc. (Nobis) completed a Targeted Brownfields Assessment (TBA, all references are in the TBA Report.) on March 23, 2017 for the former Waveland Service Station. The Site is approximately 8,000 square-feet with an abandoned and crumbling auto service garage, with two service bays, office and a restroom. The Site had leaking underground storage tanks (USTs). The Massachusetts Department of Environmental Protection (MDEP) assigned the current Release Tracking Number (RTN) 4-3000907. MDEP has taken several remedial actions. The TBA investigation included the collection of soil, groundwater, soil gas, and building debris samples for field screening and laboratory analysis. The MCP Method 1 Risk Assessment was used because of plans for future unrestricted use for human habitation and commercial use.

Environmental investigations identified that a Condition of No Significant Risk has not been achieved at the Site and response actions are warranted to achieve a Permanent Solution and support site redevelopment. The horizontal extent of VPH contamination in soil encompasses approximately 4,500 square feet. Contamination extends to at least ten (10) feet bgs below the existing Site building. The highest concentrations of VPH were detected in a soil sample collected from NOB-101 (located north of the former UST area) from four (4) to five (5) feet bgs. The elevated concentrations of VPH observed in soil beneath the building are likely the source of VPH detected in the sub-slab soil gas samples collected during TBA.

The size and concentration of the VPH groundwater plume has reduced significantly since the early 1990s. The current limits of the plume appear to no longer extend beyond the property boundary, demonstrated by the low detections of VPH constituents in the groundwater samples collected from NOB-104 and NOB-105.

VPH was detected in groundwater samples from monitoring wells NOB-103 and NOB-107 at concentrations above the Method 1 risk assessment standards for Category GW-2 groundwater, indicating the potential for vapor intrusion into the indoor air of existing or future buildings. Concentrations of the chlorinated VOC tetrachloroethylene (PCE) and APH (C5-C8 aliphatic hydrocarbons) were detected above MDEP sub-slab soil gas screening standards, a potential for vapor intrusion of contaminants into indoor air of future buildings.

The concentrations of PCE in the sub-slab soil gas sample, collected from SG-1, suggest the potential presence of CVOCs in subsurface soil. Future subsurface investigations and/or remedial activities at the Site should include collection of soil samples for laboratory analysis of CVOCs to evaluate the source of soil gas contamination and delineate the extent of impacted soil.

Construction materials in the existing building contain asbestos, PCB and lead paint (Refer to Appendix C for details).

PROPOSED CLEANUP PLAN

The Town funded a Phase IV Remedy Implementation Plan (RIP) by Nobis for the Waveland Service Station. References in this section are from the RIP. The Phase IV is based on a Supplemental Phase II Comprehensive Site Assessment (CSA) Report and Phase III Remedial Action Plan (RAP), dated July 2017. With the Phase IV RIP the project is now shovel ready.

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The preferred brownfield cleanup alternative (Full ABCA in TBA.) will achieve a condition of No Significant Risk and a Permanent Solution under the MCP (310 CMR 40.1000). The other alternatives considered were; in situ, enhanced aerobic bioremediation, chemical oxidation, and monitored natural attenuation. The preferred alternative of Excavation and Off-Site Disposal of Contaminated Soil has been analyzed in accordance with the MCP Method 1 (310 CMR 40.0970) or Method 3 Risk Characterization risk assessment. The risk assessment takes into account the re-use goal of residential units and commercial space.

Preferred Cleanup Alternative - Excavation and Off-Site Disposal of Contaminated Soil

Based on TBA soil data, VPH has impacted an eastern portion of the Site that encompasses approximately 4,500 square feet (Figure 4-1). An estimated 600 cubic yards of VPH-impacted soils were documented from approximately three (3) feet to up to a maximum depth of ten (10) feet bgs and will have to be excavated and removed. A significant portion of VPH-impacted soils are located beneath the existing Site building. PCE and APH were also detected in sub-slab soil gas screening and will be removed in the excavation process.

In order for excavation of contaminated soils to be a viable and effective cleanup alternative (i.e. achieve a Condition of No Significant Risk), the existing onsite building will need to be demolished prior to performing excavation activities. Prior to demolition the hazardous building materials including asbestos, PCBs and lead paint will have to be removed. Refer to Appendix C for a detailed listing of hazardous materials identified during the TBA investigations. VPH-impacted soils are located below the water table (approximately six (6) feet bgs during TBA investigations) and dewatering will be required to effectively perform excavation work. An estimated 1,000 gallons of Groundwater will need to be pumped to a temporary holding tank and either treated onsite or transported to an offsite disposal facility.

The Phase IV RIP considers pertinent conditions at the Site necessary for development and implementation of a remedial design, including the monitoring and identification of other contingencies, by means of soil excavation and off-site disposal. The goal of the remedial activities is to reduce concentrations of volatile petroleum hydrocarbons (VPH) in Site soil to levels that will result in exposure point concentrations (EPCs) below the MCP Method 1 S-1/GW-2/GW-3 risk assessment standards for soil and achieve a condition of No Significant Risk (NSR) for current and future use scenarios. Achieving this objective would allow closure of the Site with a Permanent Solution with No Conditions (PSNC).

The Phase IV RIP contains all the necessary details for construction including the following; 3.0 Engineering Design, 4.0 Construction Plans, Specifications, And Schedule, 5.0 Operation Maintenance And/or Monitoring, 6.0 Performance Monitoring Plan, 7.0 Health And Safety Plan, 8.0 Federal, State, And Local Permits, 9.0 Property Access, 10.0 As-Built Construction Report, 11.0 Final Inspection Report And Phase Iv Completion Statement, 12.0 Public Involvement.

EXPECTED EFFECTIVENESS (Phase IV RIP)

The expected effectiveness of the soil excavation and removal is considered high. Post excavation soil samples will be collected from the excavation sidewalls and bottom to confirm the removal of contaminants and demonstrate the effectiveness of the remedy. Post-excavation soil sample results should demonstrate a condition of NSR based on the calculation of EPCs using the residual concentrations after soil removal.

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ALIGNMENT WITH REVITALIZATION PLANS

The Waveland neighborhood is the site of the contaminated Service Station. The neighborhood's economy declined as the Town's declined after the closing of Paragon Park which served as the Town's economic engine from 1905 until its closing in 1984. It was once a thriving coastal neighborhood with under a half a mile walk from the Town pier on the bay side to the beach on the ocean side. Currently it experiences a slightly higher poverty rate than the Town's overall rate of 8%. Many of the neighborhood's buildings, homes and roadways are in poor condition contributing to disinvestment, abandonment and economic decline. It has been designated a "Slums and Blight" area by the Town and the Mass Department of Housing and Community Development under M.G.L. 121A and 121B.

The re-use plan for the Waveland Service Station site is to construct a green building that contains two second floor low moderate income residential rental units with commercial space on the first floor. In this way this brownfield and re-use project will be linked to sustainable and equitable development outcomes. The project will eliminate an environmental hazard and blight in the neighborhood. The re-use of the site will add greener residences and commercial space and job opportunities and thereby retain existing residents. Combined with other projects in the revitalization effort the outcomes will improve access to recreational opportunities and transit.

The project is aligned with the Town's two track economic development strategy. One track is to revitalize the destination economy and the second is to revitalize the year-round economy. The Waveland Station cleanup and re-use project is part of the effort to revitalize the Town's year round economy. A partnering strategy is being used which includes all levels of government the community and private business. The goal is to develop a sustainable thriving year round neighborhood with business and housing opportunities. This goal is being accomplished by eliminating the underlying causes of slums and blight, by rebuilding infrastructure, and supporting commercial investment and housing.

The final cleanup of the Service Station is a priority for the Waveland revitalization effort. To date that effort includes the following completed projects and projects under contract; rebuilding Bay Ave. East., Nantasket Ave. (both abutting the site), rebuilding the Senior Center; ADA sidewalks for the Housing Authority, an ADA beach access, and rehabilitation of low/moderate income homes. This project will address the neighborhood's needs for economic development and low moderate income housing by expanding those uses and encouraging private development by illuminating a blight at the gateway to the neighborhood.

Private investment in redeveloping abandoned neighborhood properties includes offices, boat and car repair, retail businesses and the Sunset Bay Marina. However, these investors have cited poor infrastructure and decaying buildings as a deterrent to business growth. The Service Station sits at the gateway of the Waveland Neighborhood. Eliminating this eyesore on the Town's most used roadway and returning it to beneficial re-use will eliminate blight. It will also directly provide business and housing development opportunity in the neighborhood and encourage investment in year round locations throughout the Town.

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The strategy relies on existing infrastructure and rebuilding of existing infrastructure including rebuilding roadways, water and waste water service, energy and mass transit. Municipal electricity includes sustainable wind generated power from two municipal wind turbines. The Department of Energy awarded the Town the Wind Power Pioneer Award for its "outstanding leadership in advancing the use of wind power in a coastal community...a model for engaging the entire community to understand and move forward together on its wind power project...". It is fitting that a fossil fuel station's re-use will provide commercial opportunities and housing which will be in part powered by renewable energy. The 2016 Annual Town Meeting passed Article 20 Authorizing the Selectmen to acquire the Station site to remediate the unsafe property and to restore it to usable property, for economic development and to remove blight...".

The Town is a State Certified Complete Streets community and Nantasket Avenue is being rebuilt with those funds in the Waveland neighborhood. In addition Bay Avenue East also adjacent to the Site is being rebuilt to Complete Streets design and being funded by a HUD Community Development Block Grant. A key goal of revitalization is to improve pedestrian access and connect the Marina business on the Bay side to the businesses on Nantasket Ave.. Mass transit serves the site including the MBTA bus route 714, the MBTA railroad just 3.5 miles away and the MBTA Commuter Ferry Terminal, Route F2H just 2.5 miles away.

The Waveland Service Station is in a mixed use Business Zone. The Town's Community Development Plan promotes mixed use. In 2013 the Town approved the Nantasket Beach Overlay District which won a Healthy by Design award from the Massachusetts Public Health Association for promoting pedestrian and bicycle access and reducing greenhouse gasses. This clearly demonstrates the Town is committed to sustainable land use practices. The community has been and will continue to be engaged in this sustainable revitalization of their neighborhoods.

2. b. TASK DESCRIPTIONS AND BUDGET TABLE

Many of the project tasks and budget estimates have been provided by Nobis Eng. Inc and also are contained in the completed Phase III and Phase IV Remedy Implementation Plan.

1) Task 1- Cooperative Agreement Oversight – Grant Funds.

a) Procuring a Qualified Environmental Professional (QEP).

Project Manager, $[(\$40 + 20, \text{fringe}) \text{ per hour} \times 40 \text{ hrs}] = \$2,400.$

In Massachusetts under the Mass Contingency Plan and enabling legislation M.G.L. C. 21E the State licenses qualified private engineers and scientists for hazardous waste sites as Licensed Site Professionals (LSP). All remedial activities will be performed by qualified environmental professionals, specifically a Massachusetts Licensed Site Professional (LSP). An LSP is an environmental scientist or engineer experienced in the cleanup of oil and hazardous material contamination. LSPs are licensed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals (usually referred to as the "LSP Board"), based upon education, experience, and passing an examination on applicable regulations and relevant technical issues. They are required to maintain their licenses by taking numerous educational courses on the evolving

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regulations and related technical practice issues. The LSP's job is to plan and execute site investigations and remedial actions and prepare completion reports that will satisfy the state requirements to address contaminated property (these requirements are set forth in Massachusetts General Law c. 21E and the Massachusetts Contingency Plan (MCP).

- b) Complying with EPA agreement provisions, project reporting and payments and reimbursements. Grant Funds.
Project Manager, $\$40 + 20$ per hour X 16 hrs = \$960.
Assistant to the Project Director, $\$(22 + 11)$ X 20 = \$660
- c) Public Engagement Meetings on ABCA, Preferred Alternative and Project Implementation. Grant Funds.
- d) Procuring a cleanup contractor. Grant Funds
Project Director, $\$(40 + 20, \text{fringe})$ per hour X 50 hrs = \$2,000.
- 2) Task 2 – Community Outreach & Engagement- Grant Funds.
 - a) Conduct a minimum of three public meetings before during and at the conclusion of the project.
 - b) Provide updates and notices on a variety of media platforms during the course of the project.
- 3) Task 3 – Site-Specific Activities – Grant Funded Tasks and Town cash match.
 - a) Excavate and dispose of estimated 600 Cubic Yards of contaminated soils @ \$15 per cy for excavation of the material, for the transportation and disposal approximately 1,050 tons of soil @ \$135 per ton = \$150,750 total for excavation and disposal
 - b) For contaminated groundwater disposal an estimated 1,000 gallons @ \$5.00 per gallon = \$5,000.
 - c) Site restoration – Includes Backfill excavated site and cover, \$40,000.
- 4) Task 4 – Oversee Site Cleanup – Grant Funded Tasks and Town cash match.
 - a) Preparing Quality Assurance Project Plan (QAPP)
 - b) Preparing Mass Department of Environmental Protection Documents.
 - c) Prepare construction Request For Proposal documents. Provide technical assistance to the Town throughout the procurement process.
 - d) Provide construction period services as project engineer.
 - e) Provide all water, soil, air and other materials testing during and post construction.
 - f) Provide laboratory analytical services.
 - g) Provide as built plans

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EPA Cleanup Grant Waveland Service Station, Hull MA 02045 Project Budget

Budget Categories	Project Tasks (\$) (programmatic costs only)				Total		
	(Task 1)	(Task 2)	(Task 3)	(Task 4)			
Personnel	6020	1200			7,220		
Fringe Benefits					0		
Travel	1310				1,310		
Equipment					0		
Supplies	300				300		
Contractual			200000	40000	240,000		
Other					0		
					0		
Total Federal Funding			180000	20000	200,000		
Cost Share	7630	1200	20000	20000	48,830		
Total Budget					248,830		

2.c. ABILITY TO LEVERAGE

The Town of Hull has worked successfully with Town Meeting and the Mass Department of Housing and Community Development to secure funding sufficient to pay for the cleanup and demolition of the Waveland Services Station. Secured funding includes \$50,000 cash match for this project from the Annual Town Meeting and \$40,000 from the Community Development Block Grant Program Income Account. Annual Town Meeting approved the funds as Article ? and DHCD approved the use of Program Income Funds for this purpose and amount on _____.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

a. ENGAGING THE COMMUNITY

Project Selection Process & Outreach Efforts – Elimination of blighted properties and reconstruction of infrastructure in the Waveland Neighborhood, in particular the Waveland Gas Station Brownfields site, has long been a priority for the Town of Hull. The Town commissioned a Slums & Blight Inventory of the Neighborhood in 2010 and successfully sought CDBG funding for rebuilding Bay Avenue East in the FY17. Revitalization efforts are now again focused on the year-round economy and Waveland, with a priority of eliminating blight through cleanup and beneficial re-use of the Waveland Service Station Brownfield site repair of Bay Avenue East, enhancing drainage through pump station upgrades, and improvement of private housing stock through a housing rehabilitation program. The

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Department of Community Development & Planning facilitated the establishment of a Waveland Advisory Group in fall 2015 to advise on development initiatives. The Hull Board of Selectmen approved the Waveland Neighborhood as a Target Area and reconstruction of Bay Avenue East as priority project of the Community Development Strategy (CDS) and its inclusion at the Community Development Strategy Public Hearing in 2017.

The FY17 CDS was developed with significant community participation, including numerous meetings with the Planning Board plus two neighborhood residents acted as the Community Development Advisory Group, several Waveland Advisory Group Meetings, and two public hearings with the Selectmen. Several Waveland residents attended the CDS hearing and spoke to the importance of revitalization efforts in their neighborhood.

A schedule of public meetings associated with the Waveland revitalization were distributed widely in Hull and notices posted to multiple media outlets as well as legal ads and newspaper articles. E-mail distribution lists and door-to-door handout of meeting schedules publicized Waveland Advisory Group meetings.

Community Involvement – Waveland residents and property owners have and will continue to participated in meetings with engineers retained in the revitalization effort. Waveland Neighborhood residents attended the CDS Public Hearing and have also written in support of the work in their neighborhood. This project also has support of a number of civic leaders responsible for the health and safety of Hull residents, including the Fire Chief and DPW Superintendent, and the Council on Aging.

Implementation Involvement – The Town of Hull will establish a Citizens Advisory Committee that will include a member from the project area recommended by the Waveland Advisory Group to provide feedback during construction. In addition, the Waveland Advisory Group will continue meeting and provide feedback on construction progress. The Resident Inspector will be available to residents, businesses and property owners during his frequent visits to the construction site. The Director of Community Development & Planning and Resident Inspector will take responsibility for notifying residents, businesses and property owners of scheduled and emergency disruptions via posters, door flyers and mailings. All project area residents and businesses and property owners in the project area will be invited to a pre-construction meeting during the fall of 2018 to outline construction plans and solicit feedback. There will be a minimum of two additional public meetings at the midway point of project completion and at project completion.

b. PARTNERSHIPS WITH GOVERNMENT AGENCIES

The following partners are involved in the revitalization of the Waveland neighborhood.

- i) The Mass Department of Housing and Community Development through HUD's the Community Development Block Grant Program is funding the rebuilding of Bay Avenue East.
- ii) The Mass Department of Revenue through their Complete Streets Program is funding the rebuilding Nantasket Avenue.

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c. **PARTNERSHIPS WITH COMMUNITY ORGANIZATIONS**

- i) St. Mary's Church is providing neighborhood meeting room for the project.
- ii) Working on Hull Chamber of Commerce to provide marketing assistance.
- iii) Working on the Hull Redevelopment Authority to provide concept level re-development building plans.
- iv) Working with South Shore Housing to provide low moderate income program management.

d. **PARTNERSHIPS WITH WORKFORCE DEVELOPMENT PROGRAMS**

- i) Working with the Wellspring Multi-Service social service non-profit to provide training.

4. 4. PROJECT BENEFITS

a. **WELFARE, ENVIRONMENTAL & PUBLIC HEALTH BENEFITS**

- i) Welfare Benefits
 - (1) A better quality of life
 - (2) Blight Reductions
 - (3) People Moving Back
 - (4) Crime Reduction
 - (5) Greater care of property appearances
- ii) Anticipated Environmental Benefits
 - (1) Cleaner site through removal and stabilization of site contaminants.
 - (2) Improved air, surface water, groundwater and soil quality in the Waveland neighborhood. The Site is within a narrow peninsula with Sunset Bay on one side and the Atlantic Ocean on the other. The peninsula is only a half mile wide at Waveland. Most Town traffic goes by this site on Nantasket Ave.
- iii) Anticipated Public Health Benefits
 - (1) Elimination of health threats from direct contact, inhalation, and indoor vapor intrusion of site contaminants
 - (2) Asthma reduction due to improved air quality.
 - (3) Lower blood lead levels

b. **ECONOMIC AND COMMUNITY BENEFITS**

- i) Economic Benefits
 - (1) This project will increase employment and expand the tax base. Number and types of jobs, taxes (property sales, income), property values, other.

The Waveland Service Station Site is at the corner of Bay Avenue East and Nantasket Ave. the gateway into the interior of the neighborhood. At the bay end of Bay Avenue East is the ongoing re-development of a marina and restaurant facility (\$2 million + investment to date, 10 FTEs). The Ave. links the interior of the Slums & Blight area and this ongoing development to the rest of the business area along Nantasket Avenue. The rebuilding of Bay Ave East and the cleanup of the Site has motivated the Sunset Bay Marina developer to state

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his interest in starting a marine store at the Waveland Gas Station Site. An estimated 2,000 SF of commercial space could be created which in turn would create an estimated 3 full time jobs. The Sites cleanup and re-development will result in an expanded property sales and income taxes and increased property values.

The possibility of revitalization of the Waveland neighborhood has motivated another developer to re-develop a vacant building, approximately 5,520 SF into 10 offices and one rental residence of 1,680 SF. This project has been completed. The value of the redevelopment is estimated to be \$157,000 with 6 construction jobs created. Currently all the offices are rented creating an estimated 10 permanent jobs. Neighborhood businesses are excited about the project and cite expansion projects they will undertake once it is complete.

Additional opportunities along Bay Avenue East, which abuts the Site include six commercial properties which are vacant, abandoned, underutilized and not maintained. Rebuilding Bay Avenue East would be an incentive to redevelop these structures and vacant buildings and lots. We have estimated development opportunities that will be motivated by eliminating the contaminated Service Station Site in conjunction with rebuilding the adjacent roadways, Bay Avenue East and Nantasket Ave. With the cleanup of the Site the major eyesore blighted property will be re-used for commercial retail and two low moderate income rental units. This in conjunction with rebuilding roadways will go a long way to eliminating the causes of slums and blight in the Waveland neighborhood and spur development.

With this project and under current zoning there is potential for 100 new housing units, 50 in Commercial Rec C Zone (allows from 14.5 per acre), 50 in Business Zone (allows 15 per acre). We have used the President's Council on Economic Advisors' methodology to calculate jobs created for both construction/materials and induced permanent jobs. 100 residential units with 1,000 SF each yield 100,000 SF. The commercial SF is estimated at 100,000 under current zoning. The total SF of development potential is then 200,000 SF at a conservative cost of \$150 per SF the total estimated value of private development of \$30,000,000. For each \$92,000 one FTE is created or 326 jobs. This is further broken down into construction/materials jobs as .64 of the total jobs or 208 of this type of job created. For the induced or permanent jobs the total is .36 of the total or 117 FTEs.

(2) Non-Economic Benefits.

The greatest non-economic benefit of this project will be the elimination of a major blighted eyesore on the busiest thoroughfare in the Town and neighborhood. Pride in the neighborhood and Town will be increased and although difficult to quantify it will be felt every day. Leading to greater community pride and hope for the future.

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(3) Non-Profit and Charitable Benefits

(a) Affordable Housing also supports economic development.

This project will create 2 affordable rental units sorely needed in the Waveland neighborhood and the Town as a whole. The creation of these affordable units directly addresses a housing need in the neighborhood while it provides homes for workers thereby supporting economic development.

5. PROGRAMMATIC ABILITY AND PAST PERFORMANCE

The Town of Hull has extensive experience in planning projects, programming projects and securing Federal funding and successfully implementing those projects. There are too many grant projects to list. We are listing Federal grant projects that have been concentrated in the target area with the goal of reaching a tipping point of revitalization.

1. **Audit Findings** – The Town has had no problems with administering grants and no adverse audit findings.

2. Programmatic Capability

3. Measuring Environmental Results: Anticipated Outputs/Outcomes

4. Past Performance and Accomplishments

i. Reserved

ii. Has not received an EPA Brownfields Grant but has Received other Federal or non-Federal Assistance Agreements

1. Purpose and Accomplishments

4.ii.1.1. HUD, CDBG \$542,000 Grant through the Mass Department of Housing and Community Development (DHCD). Purpose is to rebuild infrastructure, Bay Avenue Est. in a State Designated Slums and Blight neighborhood, Waveland. This project is in the engineering acquisition stage.

4.ii.1.2. Mass Department of Revenue grant of \$400,000 through their Complete Streets program to rebuild a section of Nantasket Avenue in Waveland. The purpose is to improve pedestrian, bicycle and vehicular access for the neighborhood and the main suburban arterial of the Town. The project is complete.

4.ii.1.3. American Recovery and Reinvestment Act grant of \$330,000 through the DHCD to upgrade kitchens and baths and rebuild the Senior Center and make it and its grounds ADA compliant. Project is complete. Output was rebuilding of structure and ADA compliance. Outcome is serving senior citizens at the Center and providing hot food with 15,000 meals going through the new kitchen!

4.ii.1.4. HUD, CDBG \$570,000 Grant through the DHCD to rehabilitate low moderate income homes to comply with building code. Nineteen homes rehabilitated in Waveland neighborhood and beyond. The outcome is serving the housing needs of low moderate income residents.

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- 4.ii.1.5. Federal Highway Administration, Passenger Ferry Discretionary Fund Grant of \$800,000 through the Mass Department of Transportation and the Mass Bay Transportation Authority. Phase I and II are complete. The purpose is to upgrade and repair commuter ferry service at Pemberton Point to improve public transportation and access to employment including ADA access to the City of Boston and reverse travel for destination economy. Output is rebuilt accessible commuter float and ramps and relocated float to avoid grounding. Outcome is increased passenger counts now up to 150,000 per year.

2. Compliance with Grant Requirements