



Berlin, NH
Application Information Sheet
U.S. EPA FY26 Brownfields Multipurpose Application

1. Applicant Identification:

City of Berlin, NH
168 Main Street
Berlin, NH 03570

2. Website URL:

www.berlinnh.gov

3. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

4. Location:

Berlin, Coos County, New Hampshire

5. Target Area and Priority Site Information

- Target area for this grant is **Downtown Berlin** (Census Tracts 9506 and 9508)
- Site 1: Berlin District Courthouse - 220 Main Street, Berlin, NH (Tax Map 119, Lot Tax Lot 19)
- Site 2: Former Rite-Aid parcels - 205-209 Main Street, Berlin, NH (Map 119, Lots 57 and 238)
- Site 3: Vacant Pleasant St Lots - Pleasant Street, Berlin, NH (Tax Map 119, Lots 33 and 34).
- **See attached Map.** - All priority sites are owned by the City and were acquired via tax title taking.

6. Contacts

a. Project Director

Pamela E Laflamme, Assistant City Manager, 168 Main Street, Berlin, NH 03570
603-752-8587, desk; 603-951-0520, mobile; plaflamme@berlinnh.gov

b. Chief Executive

Phillip J Warren, Jr., City Manager, 168 Main Street, Berlin, NH 03570
603-752-7532, desk; 603-449-4819, mobile; pwarren@berlinnh.gov

7. Population

- Population of the City of Berlin is 9,248 per US Census.

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	1, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 6
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3, 4
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area.	10
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)
Attached

10. Releasing Copies of Applications

We understand and have no confidential information in this application or issues with our application being publicly available.



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

EMAIL ONLY

January 14, 2026

Pamela Laflamme, Director of Strategic Initiatives
City of Berlin
168 Main Street
Berlin, NH 03570

Subject: City of Berlin
FY26 Proposal for EPA Brownfields Multipurpose Grant
State Letter of Acknowledgement and Support

Dear Pamela Laflamme:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for the City of Berlin's proposal for a FY26 EPA Brownfields Multipurpose Grant.

Should your proposal be successful, NHDES will commit to providing a liaison for technical support. This assistance can include serving as a non-voting member of an advisory committee, helping evaluate projects, and reviewing the various technical documents prepared pursuant to the grant.

We look forward to continuing our working relationship with the City of Berlin. Please contact me should you have any questions.

Sincerely,

Melinda S. Bubier
Brownfields Coordinator
Hazardous Waste Remediation Bureau

Tel: [\(603\) 271-2183](tel:6032712183)

Email: Melinda.S.Bubier@des.nh.gov

cc: Katy Deng, EPA New England - Region 1
Paul Pietrinferni, EPA New England - Region 1
Jeffrey Marts, P.G., Administrator, NHDES-HWRB

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The City of Berlin, New Hampshire (NH), is the largest city in Coos County, but is a **micro community** with a **population of only 9,473**. In the northernmost county in New Hampshire, Berlin sits at the edge of the White Mountains, in the most severely and economically distressed county in the state. Berlin, once known as the “**Paper City**” due to the numerous saw, pulp and paper mills that operated along the banks of the Androscoggin River, continues to see significant economic stressors such as **high rates of poverty, low incomes, underemployment, an aging population, and outmigration**, due to the disintegration of the city’s logging and papermaking heritage. In the early 1930s, as a leader in the paper production industry, Berlin embodied attributes of a thriving hub, with theatres, a symphony orchestra, full storefronts and a variety of civic, athletic and service organizations, as well as an active railroad. But by 2006, Fraser Paper, the community’s primary and last remaining paper mill, permanently closed, marking the end of the community’s long industrial era, and **over 250 jobs lost**. Many generations of families who called Berlin home had no other choice but to leave the city to seek new employment or find multiple jobs to make the wages they made while working at the mills. The population of Berlin has been cut in half compared to the early 1900’s. The City struggles to support its 9,473 current residents and attract visitors / provide services to tourists who visit the area for its natural beauty, ski areas, and expansive ATV and snowmobile trail network centered around Jericho Mountain State Park. Other indicators of economic decline include blight, vacant storefronts and underutilized industrial buildings and sites. **The Target Area for this grant is Downtown Berlin (Census Tracts 9508 and 9506, which border each other along Mason Street)**. The community has identified this area as a primary area in need of investment and revitalization. This grant would allow the City to assess, clean up, and redevelop brownfields sites for the highest and best reuses, including much needed housing and commercial spaces, which would help attract visitors, improve the local economy, increase local tax base, provide more affordable and mixed rate housing options, as well as job opportunities, and improve the health and safety of residents, especially sensitive populations.

b. Description of the Priority Brownfield Site(s)

According to the NH 2024 Brownfield Inventory and EPA EnviroAtlas, Berlin contains **40 known Brownfields sites totaling 501.3 acres** (including former automotive repair facilities, gas stations, dry cleaners, manufacturing facilities and mills), one Superfund site, and 16 active hazardous waste sites, in its 62.2 mi². Known contaminated sites in the area are impacted with heavy metals, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), dioxins/furans, as well hazardous building materials (HBM) and polychlorinated biphenyls (PCBs). The City is seeking this grant to assist with the assessment, cleanup, and redevelopment of **(3) priority sites, all acquired by the city via tax title**: The Berlin District Courthouse, the Former Rite Aid lots, and the Pleasant Street lots. These brownfield sites are a priority because they are **located within a block or two of each other in the heart of the Downtown Target Area** and their redevelopment is currently hindered by the need for assessment and cleanup and the lack of municipal funding to do so. This grant, in combination with other leveraged infrastructure funds, would be used to invest in the overall improvement of downtown to encourage redevelopment and to bring these vacant properties back to tax producing, beneficial reuses that improve the health and quality of life for area residents and help attract visitors, spur investment and increase property values. This is part of an overall strategy aimed at improving the infrastructure and tax base in downtown.

Target site #1: The Berlin District Courthouse is located at 220 Main Street and is comprised of two parcels totaling 0.34-acres. The site includes one 3,215 square-foot building (the former courthouse) that borders the Androscoggin River, a former building foundation, and has a paved parking area between the former courthouse

and Main Street. **The site is partially located within the 100-year floodplain according to [FEMA](#).** The site was developed as early as 1892 as a residential location and then over the years the site saw diverse industries such as feed and grain storehouses, a saloon, a laundromat, a blacksmith, and eventually a courthouse. A 2019 Phase I Environmental Site Assessment (ESA) identified potential hazardous building materials (HBM), including asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyls (PCB) containing materials, which would require abatement. Given demonstrated developer interest in converting the former Courthouse into seven new market-rate residential rental units, the City has designated the site as a priority for assessment, cleanup, and reuse planning. Additional assessment and HBM-focused abatement are necessary to remove environmental barriers, enhance marketability, and position the site for private investment and redevelopment.

Target site #2: The Former Rite Aid Lots are located at 205-209 Main Street and consist of two parcels totaling approximately 1.48 acres at the intersections of Mason Street and Main Street in downtown. The site is currently vacant and undeveloped. The entire block was previously owned by Rite Aid of NH Inc. and consisted of seven parcels and was acquired by the City's economic development authority through bankruptcy less than two years ago and merged into two parcels. The site has a history of both residential and commercial use, including two **former dry cleaners**. The buildings were demolished in the early 2000's and the lots have remained vacant since. A 2006 Phase I ESA identified the potential for impacts from historical above ground storage tanks (ASTs) and the potential for Volatile Organic Compounds (VOCs) impacts to soil, groundwater and future indoor air due to past use as a former dry cleaner. Because of its ideal, central location in downtown Berlin, the City wants to make the property ready for reuse as a food co-op. According to the [USDA](#), **the Target Area is low-income, low-access area for fresh, affordable and nutritious food**. The City worked with EPA Region 1 Technical Assistance to Brownfields provider (UConn TAB) program on a site reuse assessment to develop a conceptual plan for a mixed use building with a food co-op on the first floor and residential apartments on the upper floors along with complimentary parking on the smaller second parcel. Additional assessment is necessary first to confirm there would be no risk to future user/occupants of the site, as well as potential downgradient receptors.

Target site #3: The Pleasant Street Lots are located on Pleasant Street in downtown and consist of two parcels totaling 0.33 acres. In the 1800s, the lots were originally underneath what was known as Dead River Pond - a manmade log pond. In the early 1900s, the pond was drained and channelized to create what is now known as the Dead River which runs in between and underneath the two present day lots. The lots were previously used for various commercial businesses including an auto repair garage and potential storage of underground storage tanks. The City of Berlin acquired the parcels in 2012 and 2014. The buildings on the property have been demolished, and the parcels have sat vacant. No assessment has been conducted to date. It is assumed this area was likely filled as part of the channelizing of the river, therefore it is anticipated that potential impacts to soil and groundwater may include PAHs, as well as petroleum products, VOCs and heavy metal based upon past use as auto repair garage, as well as dioxins and furans associated with historic pulp/bleaching operations by the mills. Additional assessment, and potentially cleanup, are necessary to address environmental uncertainties and support reuse planning for the properties. These actions will improve site marketability and facilitate mixed-use redevelopment incorporating neighborhood-serving commercial and retail uses and provide much-needed low-income and workforce housing opportunities.

c. Identifying Additional Sites

There are dozens of additional Brownfields sites located within the City. In the event funding allows, or eligibility or other concerns arise with the primary priority sites, the City would work with NHDES and the Region 1 TAB provider to identify other sites with pressing needs in the Target Area. Additional sites will be identified, prioritized, and selected in coordination with the Brownfields Advisory Committee (BAC), *applying the same criteria used to establish the initial priority sites*. These criteria include eligibility for funding; potential benefits to underserved/disadvantaged neighborhoods; alignment with community needs, concerns, and input; anticipated environmental or public health impacts; opportunities to advance economic development; level of redevelopment

interest or feasibility; consistency with adopted city plans; and known or suspected environmental conditions. Emphasis will be placed on properties with strong potential to support equitable redevelopment that meets community goals and proximity to and/or serves vulnerable populations and sensitive receptors (i.e., residents, schools, flood plain, etc.).

Revitalization of the Target Area

d. Overall Plan for Revitalization

Berlin's **July 2022 Master Plan** identified six goals including 1) investing in public infrastructure, 2) improving community health and well-being, 3) revitalizing the downtown and adjacent neighborhoods, 4) supporting and expanding the tourism and outdoor recreation industries, 5) broadening the tax base through development and redevelopment, and 6) preserving what makes Berlin special. **Revitalizing the target brownfields sites in the downtown target area will directly impact goals #2, # 3, #4, #5 and #6.** The priority sites are all tax delinquent acquired properties that are sitting vacant, underutilized, and contributing to blight downtown and not bringing in any revenue for the city, nor addressing the much-needed housing, employment or services needs of residents and/or tourist in the area. Assessment, cleanup, and reuse planning of these properties will help generate interest from developers in the Target Area and help bring these properties back into the tax base. **Downtown is a primary focus area for the City as a current recipient of a \$19.5 million US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant** to help support improvements to roads, utilities, sidewalks and pedestrian safety downtown. The RAISE grant, combined with EPA's multipurpose grant, will support infill and redevelopment. As part of the RAISE grant, the City is working with a nationally recognized team that provides expertise in supporting economic development, and they recommended strategies to expand housing options, attract small businesses, and positioning key properties for redevelopment in the Target Area.

e. Outcomes and Benefits of Overall Plan for Revitalization

Brownfields redevelopment in downtown will serve as a catalyst for revitalization in Berlin by eliminating blight, increasing property values, and creating development-ready sites capable of supporting new commercial activity and residential growth. Cleanup of these properties will reduce environmental risks while strengthening market confidence and encouraging reinvestment in surrounding underutilized buildings and parcels. These efforts complement ongoing City initiatives to support downtown revitalization and investment including the infrastructure investments funded through the RAISE grant. Improvements to streets, sidewalks, water and sewer systems, and streetscaping are enhancing the downtown core, and the availability of remediated sites will be essential to leveraging these investments and stimulating redevelopment over the next five years.

The project also addresses a critical housing need. Downtown Berlin currently has no available rental housing, and existing units are fully occupied. Demand is increasing, particularly among younger residents seeking safe, affordable, and walkable places to live near jobs, restaurants, parks, and trail systems. Redevelopment of Brownfield sites will create opportunities for new residential rental housing integrated into mixed-use development, helping to diversify the housing supply and retain residents in the community. An expanded downtown residential presence will also enhance public safety, support local businesses, and increase demand for services and amenities. Over time, eliminating blight and returning properties to productive use will reduce strain on municipal services while advancing a more vibrant, resilient, and economically sustainable downtown.

This grant will strengthen Downtown Berlin's resilience to extreme weather and natural disasters by addressing environmental risks at legacy industrial and institutional properties while supporting redevelopment that expands **stormwater capacity and green infrastructure**. Grant-funded assessment and cleanup activities will reduce the potential for contaminant mobilization during flooding and severe storm events, while reuse planning will prioritize designs that incorporate green infrastructure such as permeable surfaces, enhanced infiltration, and site-level stormwater management. These measures will help reduce runoff, alleviate pressure on aging

stormwater and combined sewer systems, and improve flooding resilience within the downtown core. When coordinated with RAISE-funded investments in streets, sidewalks, water, sewer, and drainage infrastructure, Brownfields-supported redevelopment will enable sites to meet current stormwater standards, integrate nature-based solutions, and improve Downtown Berlin’s capacity to withstand, adapt to, and recover from increasingly frequent extreme weather events.

In summary, prioritization, assessment, and cleanup/reuse planning funded through this grant will support mixed-rate/mixed-use housing and commercial redevelopment at priority sites within the Target Area. These efforts will increase Berlin’s housing supply, create jobs and economic activity, provide access to higher quality food and fresh produce, reduce exposure to contaminants, improve public welfare, provide resilience to extreme weather and natural disasters and address blight in an underserved community. Local infrastructure investments made through the RAISE grant can accommodate the anticipated growth, and the school district has capacity given the –0.6% annual population decline since the 2020 Census. Eliminating blight at Target Area properties will also help reduce the financial and operational burden on municipal services. In addition, the activities proposed under this grant align with the goals of the **Great American Comeback Initiative**. Specifically, they advance *Pillar 1: Clean Air, Land, and Water for Every American* by restoring contaminated land, improving air and environmental quality, and safeguarding public health, while simultaneously enabling housing, food access, and job creation. These actions will also support local economic growth. In addition, the project supports *Pillar 3: Permitting Reform, Cooperative Federalism, and Cross-Agency Collaboration* by fostering cooperative federal-state partnerships, reducing regulatory uncertainty, and positioning priority sites for timely, investment-ready redevelopment. Collectively, these outcomes contribute to a cleaner environment, a stronger local economy, and a more resilient future for an underserved community.

Strategy for Leveraging Resource

f. Resources Needed for Site Reuse

The table below outlines secured and potential leveraged funding sources that will help advance environmental assessment, remediation, and future reuse activities by reducing uncertainty surrounding contamination at the Priority Sites. Drawing on the City’s redevelopment experience, this investment is also expected to catalyze additional leveraged funding from local, state, and federal partners as the project progresses. In addition, Berlin has been very successful with Community Development Block Grants and would seek to utilize those funds for housing projects in downtown. The City has also explored the creation of a Tax Increment Finance District to aid in further public improvements to support redevelopment and investment in downtown.

Name of Resource	Purpose/Role (assessment / cleanup / reuse)	Amount	Status
FY22 US DOT RAISE Grant	Reuse - support improvements to roads, utilities, sidewalks and pedestrian safety downtown	\$19.5M	Secured
North Country Council	Reuse – offers various grants and funding opportunities for community & economic development as well as Remediation	TBD	Potential
NHDES & EPA Brownfields Grant	Site Assessment Targeted Brownfields Assessment Cleanup	\$100,000 to \$1,000,000	Potential
Northern Borders Regional Commission	Reuse – Grants awarded for construction projects that enhance community development	\$1,000,000	Potential
Invest NH	Reuse – Grants awarded for Workforce Housing & Infrastructure Development	Up to \$1M	Potential
Local Tax Increment Financing (TIF)	Reuse – City evaluating creation of tax exemptions for portion of site improvements	TBD	Potential

EDA / HUD / USDA / CDBG	Reuse - Program available for affordable housing developments	Up to \$500,000 per project typ.	Potential
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g. Use of Existing Infrastructure

Downtown Berlin benefits from established municipal infrastructure, including public water and sewer systems, as well as electric and gas service provided by regional utilities, fiber/internet connections, as well as sidewalks and regional public transit bus service operated by the Tri-County Community Action Program (Tri-County Transit) . These systems extend throughout the Target Area and have the capacity to support redevelopment and future growth. The area is well connected by existing transportation corridors, including state highways providing regional access. In addition, recent and planned federal infrastructure investments are strengthening Berlin’s capacity for revitalization. The City was awarded over \$19.5M from the US DOT to implement major downtown infrastructure upgrades. This project will enhance pedestrian accessibility, and support economic development in the urban core. This existing infrastructure, combined with ongoing improvements and modernization efforts, position the Target Area to support redevelopment activities, attract new investment, and enhance year-round access for residents, businesses, and visitors.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

Berlin is a small, rural, micro community of <9,500 residents. With no state income or sales tax, property taxes serve as New Hampshire’s primary source of funding for municipal budgets. These vacant parcels of City owned property and the **out-migration of people and businesses** have decreased the tax base further making this grant and the need to return these properties to the City’s tax rolls critical. **Berlin is one of the poorest communities in the state.** According to the [US Census](#), **Berlin’s median income is \$43,972, less than half of the state’s median** income of \$99,782 and the **poverty rate is 22.3%, more than triple the state average of 7.2%.** The **employment rate in Berlin is 43.4%**, well below the NH average employment rate of 64.4%. On top of Berlin’s clear disparity in income, **NH is one of the most expensive states to live in**, ranking 14th highest in the country for their cost-of-living index according to [World Population Review](#). As more businesses and people migrate out of the city, the remaining burden on citizens continues to climb. The City has no revenue to assess, cleanup and redevelop these vacant sites and all opportunities for the revitalization of the City’s Brownfields have been utilized. Without this grant from the EPA, brownfield sites will continue to impose substantial financial burdens on the community and perpetuate ongoing risks to public health, safety, and overall wellbeing.

b. Health or Welfare of Sensitive Populations

Residents here face a blighted community and historical community disinvestment. **17.2% of the population are children. 27.2% of the population of Berlin is disabled, almost double the state average of 14.3%. 9.5% of the population of Berlin consists of Veterans, above the NH state average, and 25.1% of the population in Berlin are aged over 60 years,** indicating a community with substantial age-related needs. **Higher education attainment is much lower in Berlin** at 14.2% compared to the NH average of 41.5% of the population attaining bachelor’s Degrees. Health indicators also demonstrate elevated vulnerability. In Coos County, approximately **20% of all adults have lifetime prevalence of asthma, and asthma related hospital trips are higher than in other parts of the state** according to the [NH Department of Health & Human Services \(DHSS\)](#). DHHS manages a Social Vulnerability Index ranking communities on a scale of 0-10; **Berlin received the highest score of 10, indicating that the population here is extremely vulnerable based on household characteristics and socioeconomic status.** The target sites are located within the heart of downtown Berlin. Redeveloping these sites will catalyze broader revitalization efforts, increase local redevelopment opportunities, tourism, create affordable housing, and generate new jobs to the area throughout the development and end use opportunities. Revitalization will support and strengthen the local economy and will help reduce long-standing disparity gaps in Berlin.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Multiple brownfield Sites, hazardous waste sites and a Superfund Site reside in the City of Berlin. There are multiple known contaminants that are **carcinogens** and can cause adverse respiratory and developmental impacts, along with many other adverse chronic health effects including: asbestos (lung scarring, mesothelioma and lung cancer); PCBs (immune, hormone and neurological system; liver and skin disease); VOCs (liver, kidney, nervous system damage; birth defects; cancer); heavy metals (immune, cardiovascular, developmental, gastrointestinal, neurological, reproductive, respiratory, kidney damage; cancer); petroleum (nervous system, immune, liver, kidney, respiratory damage; cancer); and PAHs (liver disorders; cancer; cognitive dysfunction, childhood asthma and other adverse birth affects). According to DHHS, **Coos County has the highest cancer mortality rate and infant mortality rate** per live births in NH. The population of Berlin has **elevated levels of asthma rates** and additional exposure to contaminants from the brownfield sites can exacerbate these already health burdened community members. **4.3% of the Berlin population consist of children under the age of five** and a portion of this sensitive population experiences childhood lead poisoning. Childhood lead exposure in the US most commonly occurs from lead paint and dust in housing. The federal ban on lead in residential paint occurred in 1978, **a staggering 90.5% of the housing built in Berlin was built in 1980 or earlier and 57.7% of the housing was built in 1950 or earlier**, per DHHS. Brownfield sites with lead contamination can increase this exposure and amplify burden on this highly vulnerable population. Lead exposure to children can lead to complications with growth and development. Abatement of lead in these old buildings will reduce lead exposure risk to children in these target communities. Funding from this grant will enable the City to thoroughly assess, remediate, and properly manage contaminated properties, thereby eliminating or mitigating environmental hazards that threaten public health. The transformation and revitalization of key properties downtown will ease health burdens, create economic opportunities and benefits, expand housing options and support job growth for the community.

d. Economically Impoverished/Disproportionately Impacted Populations

Residents of Berlin experience disproportionate economic and health burdens including higher rates of poverty, unemployment, disability, asthma, aging infrastructure and lead paint exposure compared to the rest of NH. The Target Area of Downtown Berlin is very close to the Chlor-Alkali Superfund Site, which is located directly across the Androscoggin River. In addition, per the EPA, Berlin is in the 97th percentile in the state in terms of Risk Management Plan (RMP) proximity and in 81st percentile in the state in terms of Superfund site proximity. Combining this information with other statistics previously mentioned in earlier sections, it is clear to see the hardships that falls on these vulnerable communities is elevated due to the presence of brownfield sites.

This multipurpose grant will play a critical role in reversing the historic blight experienced in downtown Berlin by transforming these brownfield sites into safe and productive spaces for the community. Through a combination of commercial / retail areas and affordable / mixed rate housing, this grant will provide employment and housing opportunities to the area. It will stimulate economic activity and help increase property values in the downtown area. The redevelopment efforts at these sites will prioritize making new housing developments affordable to residents while reducing their exposure to hazardous conditions. It will also focus on protecting vulnerable parts and sensitive ecosystems of our target area like the Androscoggin River. Our partners described below will work alongside the community and local government to ensure that the direct benefits this grant provides are made primarily available to current residents of Berlin while also minimizing the displacement of residents and local businesses. This grant will also help to reduce the threats faced by the sensitive populations within our target area by reducing their proximity to contaminated sites while removing environmental risks like lead paint, VOCs that exacerbate existing health conditions. Transforming the long-standing environmental and economic burdens will increase opportunity and foster revitalization. **A less blighted downtown can help reverse the out-migration and create a healthier, more vibrant, and economically resilient Berlin.**

Community Engagement

e. Prior/Ongoing Community Involvement

The City of Berlin has meaningfully engaged the community in its brownfields work by using formal public participation processes. Community input is integrated through publicly accessible Planning Board meetings, where residents help guide redevelopment and land-use decisions affecting brownfield sites. The City updated its Master Plan in 2022 and oversaw a Housing Opportunity Grant in the last year, which has engaged citizens on multiple occasions to get feedback and input about the needs for our residents. The City is working with planning experts to assist the economic development board in supporting its efforts to better understand what the best and highest uses of downtown brownfields could look like. The City has held public meetings, focus groups, surveys and brought in support organizations and talked with multiple stakeholders of the downtown area. It is clear that there is great support for investing in the downtown area and residents support the reuse of the former Courthouse building. People want to see it saved and brought back to life. There is no support to demolish this building if there is the ability to save and repurpose it. Housing is frequently suggested by residents as it is an ongoing need in Berlin.

Berlin also follows the *NHDES’ Brownfields Community Involvement Guidance*, which emphasizes equitable engagement and transparent communication. In addition, Berlin will utilize **EPA Region 1 TAB** program to help support public involvement activities by providing maps, infographics, reuse visioning and engagement tools to help residents understand site conditions, remedial approaches and redevelopment options while also gathering feedback and input from the community that the City will consider and respond to.

f. Project Involvement / g. Project Roles

Name of Organization & Point of Contact	Entity’s Mission & Specific Involvement in the Project or Assistance Provided
Berlin Main Street Program Kelli Poulin Phone: 603-752-6246 kelli@greetingsjewelers.com	Community Based Organization offering revitalization initiatives with a practical, adaptable framework for downtown transformation that is tailored to local conditions - – Advisory Committee Member. Assist with site selection, cleanup / reuse planning & developer recruitment. Lead outreach / education to neighborhood with businesses and developers. Solicit feedback and input from community.
Tri-County Community Action Program (TCCAP) Jeanne Robillard (603) 752-7001 jrobillard@tccap.org	Community Based Organization provides opportunities to strengthen community by improving the lives of low to moderate income families and individuals. -- Advisory Committee member. Outreach/education to neighborhood families and residents and assistance in gathering feedback and input from community. Assist in site selection and cleanup & reuse planning. Provide Meeting Space in downtown.
Coös County Family Health Services Ken Gordon 603-752-2040 kgordon@ccfhs.org	Health Services Organization whose mission is to improve the health and wellbeing of Berlin community through the provision of health and social services of the highest quality. -- Advisory Committee member. Assist in site selection and cleanup & reuse planning as well as outreach and education to target area and neighborhood families. Located downtown.
Granite United Way Northern Region Laura Boucher 603-752-3343 Laura.boucher@graniteuw.org	Non-Profit Organization improving the quality of people's lives by bringing together the caring power of communities. -- Advisory Committee member. Assist in site selection and cleanup & reuse planning activities. Will conduct outreach / education to residents. Promote community engagement activities and public meetings.
The Family Resource Center Gabrielle Flanders 603-631-1936 Gabrielle.flanders@frc123.org	Non-Profit Organization that builds healthier families and stronger communities through positive relations, programs and collaborations in the North Country of New Hampshire -- Advisory Committee member. Outreach/education for residents. promote community engagement activities and public meetings. 2 locations in downtown Berlin.

h. Incorporating Community Input

Community input and engagement play crucial roles in ensuring the success of a redevelopment project. We plan to involve the local community in several ways to keep residents informed and allow them to voice their opinions. The City will carefully consider and address the community’s input. Multiple public meetings will be held during the course of this grant. One meeting will be held at the beginning of the grant period to educate the community about the activities that will be taking place going forward and solicit feedback and input on site selection, prioritization and cleanup/reuse. This will also allow locals to ask any questions or voice their opinions or concerns before progress is started. Additional meetings will be held once each site has been assessed to share the findings and next steps. **The city will look for opportunities to meet the community where they are**, such as tabling at the local RiverFire Festival and outdoors farmers market, to gather public feedback on proposed redevelopment plans for priority sites. **Young children will be included** by providing at least 1 **kid-friendly activity** that allows them to participate in a meaningful way. Public meetings will be held in person at Berlin’s City Hall. Meetings will take place on weekday evenings when residents are likely to be home from work. Periodic email blasts will be sent out by the City updating residents directly. Additionally, the community partners listed above will assist with target outreach and education programs to sensitive populations within our target areas. Some of this outreach may be in the form of meetings at the **local senior center** and **high school**, so that the elderly and adolescents are specially made aware of the brownfield activity. Community partners will help keep residents updated about project progress, answer any of their questions, and address any areas of concern. Also, the city itself will keep residents updated using the **emails** collected from interested citizens and stakeholders. These emails will be sent out at the quarterly with a progress summary newsletter. A **repository** will be established at City Hall and on the city’s website. The city will also be sharing project progress updates on the city’s **website, email blasts and printed materials**. Lastly, residents will be provided with a city email where they can contribute their ideas, input and concerns.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3a. Description of Tasks/Activities and Outputs

a. Project Implementation / b. Anticipated Project Schedule / c. Task Activity Lead / d. Outputs:

Task 1: Cooperative Agreement Oversight
EPA-funded tasks: The City will competitively procure and manage a Qualified Environmental Professionals (QEP) and remedial contractor(s); ACRES, Quarterly Reports, annual FFR reports and Final grant close out reporting; Eligibility Determinations, Access Agreements (if necessary), comply with Section 106 Historic Preservation Act, BABA and Davis Bacon requirements; Brownfield Advisory Committee; Attend EPA and state/regional workshops, and national conference; Coordination with QEP, EPA, stakeholders, and relevant State agencies; Maintain financial records and complete drawdowns; maintain project files and information repository. Non-EPA funded resources needed: City will provide in-kind services in the form of staff time for cooperative agreement oversight activities beyond those that have been budgeted for task for travel.
Schedule: Competitive procurement of PM & QEP by 12/31/26. Kick off program January 2027. All activities to be conducted from 10/1/26-9/30/31. Quarterly Reports submitted within 30 days after the end of each reporting period (Jan / April / July / Oct). Annual FFR and reports submitted by October 30 of each grant year. ACRES updated when assessments and/or cleanups are started/completed, new information becomes available and other major milestones. Quarterly Advisory Committee meetings. Final Closeout report submitted within 90 days after end of cooperative agreement.
Task/Activity Lead: City will lead procurement tasks and Brownfields Advisory Committee and oversee QEP; QEP will provide technical & programmatic assistance (QRs/ACRES/eligibility/etc.)
Outputs: RFQ/RFPs. Procure QEP and remedial contractors; 20 Quarterly Reports; BAC Meetings; Updates ACRES to track program measures; 4 annual FFR reports; Site eligibility determinations; Closeout Report; Grant drawdown requests; executed access agreements (if applicable). Monthly status mtgs with EPA, NHDES, Town and QEP. Attend New England Brownfields Summit (December 2026) and National Brownfields Conference (May 2027)
Task 2: Community Engagement
EPA-funded tasks: The City and BAC will provide community outreach and engagement, and focus gathering input from the Target Area residents on site selection and cleanup/reuse planning for priority sites. Outreach materials will be prepared and provided through online, social media and print. Newsletters will be generated to provide updates and general Brownfield Program information. The city will publicize meetings and ensure the Target Area audience is fully engaged, as well as the broader community. The City has an established website and an online information repository for this project will be developed and the City will designate a Community Relations Spokesperson. The QEP, in collaboration with the City, will prepare a Community Involvement Plan (CIP) which will detail the steps to ensure adequate public notice and the opportunity

<p>for the community to provide input / feedback on the proposed cleanup/reuse plans and response to comments, etc. Reports and other materials will be posted to the city’s website and available for review at City Hall. Public notice on draft ABCAs will be provided and presented at a public meeting with a 30-day comment period for members of the community to review and provide their input. Written responses to public comments will be provided and incorporated into the finalized CIP and ABCA. The City will closely coordinate with project partners to ensure target area community input on the proposed remediation and redevelopment. *Non-EPA grant resources needed: City will provide in-kind services in the form of staff time and materials/supplies for community engagement activities (postage, materials, etc.).</p>
<p>Schedule: Community engagement activities begin Winter/Spring 2027 with generation of CIP and continue through Spring/Summer 2031. The City anticipates a minimum of five (5) public meetings/outreach events to educate and inform the community about the grant, to present assessment results and/or proposed remediation plans and next steps and solicit feedback from the community regarding potential sites and/or redevelopment/reuse options. Outreach is also anticipated to be conducted at the following cleanup project milestones for Priority Site #1 - Courthouse: 1) Winter/Spring 2028: Present draft ABCA. 2) Summer 2028: Pre-cleanup and solicit feedback from the community regarding proposed redevelopment. 3) Fall/Winter 2028: Post Cleanup to discuss next steps and reuse planning update. A similar schedule to be conducted for any additional remediation projects, if applicable.</p>
<p>Task/Activity Lead: The City will lead this task. Brownfields Advisory Committee (BAC) and QEP will be the city’s partners, providing support with technical expertise and other community outreach assistance, as well as helping identify and prioritize potential sites, if applicable. QEP will generate the CIP and ABCA and provide technical expertise and support at meetings. City and NHDES will review deliverables to ensure compliance with state/federal programmatic requirements.</p>
<p>Outputs: Engage the community in the site selection, assessment and cleanup/reuse planning process, conduct a minimum of five (5) public meetings/outreach events, and prepare presentation materials, newsletters, social media/website updates, and printed materials such as fact sheets, surveys, etc. Track participation and consider and address the community’s input.</p>
<p style="text-align: center;">Task 3: Phase I and Phase II Environmental Site Assessments (ESAs)</p>
<p>EPA-funded tasks: Phase I ESAs will be completed in accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: E 1527-21 and EPA’s “All Appropriate Inquiry”. Based on the results of the Phase I ESAs, site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HASPs) will be prepared and approved by EPA prior to the commencement of field activities. Phase II ESAs will be completed to confirm or dismiss the presence of Recognized Environmental Conditions (RECs) at each site in accordance with ASTM’s most current Standard Practice for Phase II ESAs and NH state requirements. The QEP will conduct the Phase I/II ESA assessment work, which may include HBM assessments, and will also be responsible for enrolling sites into the state’s voluntary cleanup program (if appropriate) and prepare report(s) for regulatory compliance. *Non-EPA grant resources needed: Although it is not anticipated, the City can apply for supplemental assessment funding from NHDES and/or EPA TBA program if needed. City will also provide in-kind services in the form of staff time, as needed, to support Task 3 activities, and review reports.</p>
<p>Schedule: Begin assessments in spring 2027. Assessment activities at Target Properties will be conducted simultaneously, if possible, to maximize efficiencies and available resources. Phase I/ II ESAs expected to be completed by Summer 2028.</p>
<p>Task/Activity Lead: The QEP will conduct Phase I / II ESAs, HASPs, and QAPPs. City and NHDES will review reports for accuracy and completeness. City, with assistance from the QEP, will enroll sites into the NHDES’s Voluntary Cleanup Program (VCP), if applicable.</p>
<p>Outputs: Minimum of Three (3) Phase I/Phase II &/or HBM reports. Enroll sites into the state of NHDES VCP, if applicable.</p>
<p style="text-align: center;">Task 4: Cleanup & Reuse Planning / Area Wide Planning / Site Specific Cleanup Activities, Oversight & Cleanup Completion Reports</p>
<p>EPA-funded tasks: Cleanup/reuse planning will be conducted in accordance with EPA’s Green and Sustainable Remediation guidance and will consider the extreme weather resilience of the proposed cleanup/reuse. Phase II ESAs will be used to develop an Analysis of Brownfields Cleanup Alternatives (ABCA) and Reuse Plans for the Priority Sites. Proposed remedial alternatives will be evaluated based on cost, feasibility, and effectiveness in protecting human health and the environment. This task may also evaluate options for compliance with and closure under NH’s VCP, if applicable to the site, which may include a combination of risk characterization and remediation, specifically regarding the types of activities that can be allowed at the site with or without an Activity and Use Restrictions (AUR). QEP will prepare documentation required for cleanup implementation at a minimum of one (1) priority site (Courthouse), including a Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), Remediation / Engineering Plans & Specifications, and EPA / state VCP required documents and Remedial Action Plan (RAP). City will prepare a public bid package with support from QEP for the procurement of a cleanup contractor in accordance with state regulations. QEP will provide bid support to the City during competitive procurement process. Cleanup contractor will implement cleanup tasks with oversight from QEP. During site remediation, the QEP will observe and document activities in the field to ensure cleanup is performed in compliance with the EPA approved ABCA/RAP and state VCP requirements. QEP will prepare and submit state required RAP, Status Reports, and Cleanup Completion reports to the NHDES and EPA. QEP will issue closure report to NHDES and EPA. * Non-EPA</p>

grant resources needed: Although it is not anticipated, the City can apply for supplemental cleanup funding from NHDES and/or EPA Cleanup Grants, if needed. City will also provide in-kind services in the form of staff time, as needed, to support Task 3 activities, and review reports.
Schedule: Fall 2028 – Summer / early Fall 2031. The City is confident all work can be completed within 5 years (9/30/31).
Task/Activity Lead: City will lead procurement of the cleanup contractor with QEP support. QEP will prepare ABCA, QAPP, EPA & State VCP reports, and remedial engineering plans & specifications; and provide bidding support. City will review deliverables to ensure compliance with state/federal Brownfields requirements. Cleanup contractor will obtain permits and implement specified cleanup tasks with QEP support / oversight. QEP will provide technical oversight, provide documentation for materials required to be disposed of off-site, and document remedial activities for compliance with applicable NHDES/EPA standards & requirements, including BABA and/or Davis Bacon. Town and NHDES will review deliverables to ensure compliance with state/federal regulatory and programmatic requirements and record AURs, if applicable.
Outputs: Minimum of three (3) ABCAs and Reuse Plan / One (1) Area Wide Plan / Minimum of one (1) HASP, QAPP, EPA & State VCP report(s), remedial engineering plans & specifications, bid documents, site remediation & restoration. Abatement and disposal of approximately 1,500 square feet of asbestos containing tile and up to 15 asbestos containing pipe insulation elbows; abatement and disposal of approximately 10,000 square feet of PCB containing paint; removal and disposal of 8-foot by 8-foot concrete stair case as PCB bulk product waste and 8,000 square feet of drywall as lead and PCB impacted; disposal of universal and hazardous wastes (light ballasts, switches, etc.); and post-abatement lead and PCB confirmation sampling.

e . Cost Estimates

The City requests a \$1,000,000 multipurpose grant. **The city will provide in-kind services to allow more funds to be spent directly on site-specific assessment and remediation activities. Please note, no fringe, indirect, equipment, supply, construction or other costs requested.** Costs were estimated based upon scopes provided under past grants, experience with tasks, and estimates from QEPs.

TASK 1: Travel = \$3,500 Brownfield Conferences [1 attendee (registration, travel, lodging, per diem) for 1 national conference at \$2,500/pp, plus 1 regional conference at \$1,000/pp/conference]; Contractual = \$47,500 [QRs (20 @ \$200 ea. = \$4,000) + ACRES (~2 hrs/quarter x 20 qtrs @ \$150/hr = \$6,000) + general Programmatic Oversight Assistance and monthly status meetings, etc. (~4 hrs/mo. x 60 mo. x \$150/hour = \$36,000) + annual & closeout report assistance (ave ~2 hrs/yr x 5 yrs @ ~\$150/hr = \$1,500)] **TASK 2:** Contractual = \$25,000 [prepare presentation materials and attend 5 public meetings (ave \$3,000 each = \$15,000) plus general public involvement activities and generation of additional outreach materials, project updates/fact sheets, etc. (\$165 x 60hrs = \$10,000)]. **TASK 3:** Contractual = \$329,000 [Three (3) eligibility determinations and Phase I ESAs @ \$22,500 (ave. \$7,500 ea.) + 3 QAPPs @ \$15,000 (ave. \$5,000 ea.) + 3 Phase II ESAs (including HBM for the Courthouse Site) @ \$291,500 (\$91,500 for Berlin District Courthouse + \$100K for Former Rite Aid lots + \$100K Pleasant Street lots assuming assessment activities can be conducted to maximize efficiencies and available resources)] **TASK 4:** Contractual = \$337,250 [QEP: One (1) Area Wide Plan = \$125,000 + Three (3) ABCA & Reuse Plans = \$45,000 (ave. \$15,000 / site) + \$12,500 for preparation and submittal of an EPA PCB cleanup plan (68 hours @ average \$185/hour) + \$37,500 for preparation of abatement plans & specifications (225 hours @ average 165/hr) + \$11,000 for bidding assistance and contractor selection (70 hours @ average \$155/hour) + \$106,250 for generation of HASP and QAPP, construction administration, cleanup oversight, activities to ensure compliance with BABA and Davis Bacon, and cleanup completion reporting (625 hours @ average \$170/hour)]; Construction: \$40,500 for abatement and disposal of 1,500 sq ft of asbestos tile (approximately \$5.55/sf) + \$135,000 for abatement of 10,000 sq ft of PCB containing paint (approximately \$13.50/sf) + \$53,500 for bulk removal and disposal of 19 tons of PCB waste (~\$2,800/ton) + \$17,000 for disposal of lead containing C&D waste and universal hazardous waste + \$11,750 for post abatement confirmation sampling.

Budget Categories		Task 1: Coop. Agree. Oversight	Task 2: Community Outreach	Task 3: Phase I/II Assessment	Task 4: Planning & Cleanup	Administrative Costs	Totals
Direct Costs	Personnel						
	Fringe Benefits						
	Travel	\$3,500					\$3,500

	Equipment						
	Supplies						
	Contractual	\$47,500	\$25,000	\$329,000	\$337,250		\$738,750
	Construction				\$257,750		\$257,750
	Other						
	Total Direct Costs	\$51,000	\$25,000	\$329,000	\$595,000		\$1,000,000
	Indirect Costs						
	Total Budget						\$1,000,000

f. Plan to Measure and Evaluate Environmental Progress and Results - The City of Berlin will monitor and evaluate project progress with support from its Qualified Environmental Professional (QEP), using ACRES and the same proven systems utilized in its prior successful grant initiatives. The City will develop a detailed work plan, subject to EPA approval, that will guide implementation activities and schedule. Project data will be entered into ACRES at key milestones, including long-term performance measures such as jobs created, funding leveraged, volume of soils / HBM remediated, and acres prepared for reuse. Reports required under the state’s Voluntary Cleanup Program (VCP) will further document environmental assessment and cleanup activities. In addition, the City will employ internally developed tracking tools and project management software to monitor quarterly reporting requirements, schedules, expenditures, compliance with federal requirements, including the Davis-Bacon Wage Act and the Build America, Buy America (BABA) Act, and overall project progress. These systems will help ensure that all grant funds are used as intended over the five-year project period and that sufficient progress is made in accordance with cooperative agreement. Berlin has successfully applied these processes in past projects, demonstrating their effectiveness and reliability.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity / b. Organizational Structure: The City of Berlin has the experience and capacity to implement and manage federal grants. The City has a significant amount of grants from federal, state, and private funders. The City is currently managing a \$20,000,000 transportation grant and we are confident we will have no problems with a grant award of \$1,000,000. The City purchased new financial management software a couple of years ago and there is now functionality for grant tracking and grant management, raising our confidence in our ability to do this work. The City uses BS&A financial software. This software allows for grant tracking and everyone who is involved with the administration of the grant needs to use BS&A for all aspects of the grant management. The software allows for the storage of important documents, notes for reporting, and shows everyone who has done work in the system with the grant. The City of Berlin’s administrative division will oversee this grant as it does for most of the City’s grants.

c. Description of Key Staff: The City’s **Director of Strategic Initiatives/Assistant City Manager, Pam Laflamme** has been employed by the City since 2000. She has secured and administered millions of dollars in grants. She is responsible for grant writing, grant management, and grant administration and oversight for multiple projects across the City. If the City is awarded this grant, she will be responsible for the grant, workplan, reporting, community engagement, and drawdowns and payments. The **City’s Finance Director, Holly Larsen** who has been with the City for the last five years, has over 10-years of extensive experience with federal grants, reporting, and oversees the City’s financial activities, along with her staff who have worked on multiple grant projects led by the City’s administration. In the event of staff turnover, the **City Manager, Phillip L. Warren, Jr.**, would be responsible for ongoing compliance/completion for the duration of the Grant period

d. Acquiring Additional Resources: The City believes in a competitive procurement process and will issue a Request for Qualifications (RFQ) to solicit QEP services which will be in strict accordance with requirements under the U.S. EPA grant agreement and all applicable state and federal requirements, including relevant

requirements under 2 CFR Part 200, 2 CFR Part 1500, 40 CFR Part 33, and EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment. The EPA Cooperative Agreement Terms and Conditions will be included in the RFP and the final contract. Additionally, a qualified remedial contractor will be competitively procured to conduct cleanup activities at priority site(s) in the same manner. Once selected, the QEP will provide assistance to the City for technical and cooperative agreement oversight assistance and other programmatic project needs, including the technical aspects of the competitive remedial contractor procurement process. The RFQs are issued locally to ensure local responses and will be reviewed by the City and interviews of the top firms will be conducted. The selection of a QEP provides the City with technical expertise and resources to complete the projects and hopefully secure additional funding and developers. **In addition, the City currently has legal counsel on retainer that can assist with any legal matters that may arise.**

Past Performance and Accomplishmentse. Currently has or Previously Received an EPA Brownfields Grant

(1) Accomplishments - The City has been very successful in executing the EPA grants it has received in the past, being on time and budget. To date we have successfully managed two (2) EPA grants totaling \$1.2Milion:

- **FY2008 Cleanup Grant** (BF97187001 - \$200K) to remove hazardous materials from a fire damaged gymnasium at the Notre Dame school. This was completed on time, within the allotted grant monies and within 14 months of receipt of the funds. 33 units of senior housing were constructed, and the gym was converted into community spaces.
- **FY2008 Assessment Coalition Grant** (BF96112501 - \$1M) with NHDES (lead grantee) and the North Country Council (a Regional Planning Commission). The assessment funds were used to conduct: a brownfields inventory; seven (7) Phase I ESAs; 13 Phase II ESAs; 9 Supplemental Assessment Reports; 4 Cleanup Planning documents; 3 Community Relations Plans; 4 public meetings; and 13 historical resource assessments.

(2) Compliance with Grant Requirements – In each of the above grant programs, all work was completed in compliance with grant requirements including expected outputs and outcomes, eligible use of funds, schedule, financial reporting, and continued documentation in ACRES.

City of Berlin, NH
FY26 EPA Cleanup Grant Application
Threshold Criteria

1. Applicant Eligibility

- a. The City of Berlin, NH, was incorporated in 1829 and is a general-purpose unit of local government and thereby an entity eligible to apply for the EPA Brownfields Multipurpose Grant.
- b. The City of Berlin, NH is NOT exempt from Federal taxation under section 501(c)(4) of the IRC and does NOT lobby the federal government.

2. Community Involvement

The City of Berlin has led several community-based initiatives in the past five years requiring community engagement and outreach to ensure all voices are part of the projects being developed and include opportunities for input by our residents. We have a multi-pronged approach to engaging our residents. We have hosted meetings both in city buildings but also at local businesses and organizations that have a more neutral feel for all attendees. We try to offer our meetings in the late afternoon or early evening to make it convenient for all to attend, but we have and typically try to offer a Saturday morning and/or multiple sessions over one day to try to accommodate as many residents as practical. We utilize our website, our local press, fliers in and around local establishments that serve a cross section of our residents. The City relies on relationships with local organizations, such as the Granite United Way, to share events with their networks. We share web information, phone numbers and email addresses as a way for people to contact us with questions and/or community input.

The City updated its Master Plan in 2022 and oversaw a Housing Opportunity Grant in the last year, which has engaged citizens on multiple occasions to get feedback and input about the needs for our residents. The City is working to better understand what the best and highest uses of downtown brownfields could look like. The City has held public meetings, focus groups, surveys and brought in support organizations and talked with multiple stakeholders of the downtown area. It is clear that there is great support from residents for investing in the downtown area Target Area as well as a need for more housing and mixed-use development opportunities as part of redevelopment.

We are committed to engaging our community as part of this grant and the City will carefully consider and address the community's input.

3. Target Area

The target area for our project is *Downtown Berlin*. Census tracts 9506 and 9508.

4. Affirmation of Brownfield Site Ownership

The City of Berlin owns all three (3) identified priority sites listed in this application. Each of these sites were acquired by the City via tax title taking. Each of these sites meets the CERCLA § 101(39) definition of a brownfield and are:

- a) not listed (or proposed for listing) on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the U.S. government.

5. Use of Grant Funds

Indicate the page number where there is information on your plan to:

- Complete at least one Phase II environmental site assessment.
 - Pages 2, 9 & 10
- Remediate at least one site.
 - Pages 2, 9 & 10
- Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site. If an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site already exists, please state this in your response.
 - Pages 2, 9 & 10

The City updated its Master Plan in 2022 and oversaw a Housing Opportunity Grant in the last year, which has engaged citizens on multiple occasions to get feedback and input about the needs for our residents. The City is working with planning experts to assist the economic development board in supporting its efforts to better understand what the best and highest uses of downtown brownfields could look like. The City has held public meetings, focus groups, surveys and brought in support organizations and talked with multiple stakeholders of the downtown area. It is clear that there is great support for investing in the downtown area and residents support the reuse of the Priority Sites in the Down Town Target Area, especially the Courthouse. Housing is frequently suggested by residents as it is an ongoing need in Berlin.

In addition, The City worked with EPA Region 1 Technical Assistance to Brownfields provider (UConn TAB) program on a site reuse assessment for the Former Rite-Aid lots to develop a conceptual plan for a mixed use building with a food co-op on the first floor and residential apartments on the upper floors along with complimentary parking on the smaller second parcel.

Although conceptual plans already exist, the City will use this grant to ensure there is an overall plan for revitalization of the Target Area that includes feasible reuse strategies for all three (3) priority sites.

6. Expenditure of Existing Grant Funds

The City of Berlin does NOT have any open EPA Brownfields Assessment or Multipurpose Grants.

7. Contractors and Named Subrecipients

- Contractors:

Not applicable. Contractor(s) will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 subsequent to award. The City of Berlin will follow public procurement best practices including 40 CFR Part 33, EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements and Brownfields Grants: Guidance on Competitively Procuring a Contractor, New Hampshire public procurement law, and any additional applicable local guidelines and ordinances, including equitable procurement practices.

- Named Subrecipients:

Not applicable.