



BROWNFIELDS REVOLVING LOAN FUND APPLICATION

DATE: 10/27/14

APPLICANT: Town of Tilton, NH

CONTACT NAME AND TITLE: Joyce M. Fulweiler, Town Administrator

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PROJECT DETAILS

1. Project Location: *Ernie's Auto, 180 East Main Street, Tilton, NH
Tax Map/Lot U04-71*
2. Site Size: *0.8 acres*
3. Number of New Potential Jobs: (within 24 months of completion of remediation.)
 - a) Number of New Jobs: (each tenant/building occupant):

The Site is being redeveloped for a waterfront conservation area and continuation of the Winnepesaukee River Multipurpose Trail (alternative transportation and recreation) that connects the three communities of Franklin, Tilton and Northfield. There are no new direct jobs but research clearly demonstrates that recreational trails in downtowns create indirect jobs through additional economic development. We estimate this project can create 25 to 50 indirect jobs.

4. Total Redevelopment Budget: (within 24 months of completion of remediation.)
 - a) Total Capital Investment: (itemized components): *\$284,059*
 - b) Total Taxable (local property tax estimated value after redevelopment.):
\$0 (Town Conservation area and Multi-purpose Trail)



5. Has all redevelopment financing been secured? Identify sources and provide commitments.

Yes. A \$200,000 EPA Brownfields Cleanup Grant with \$20,000 in-kind match has been secured to implement the hazardous waste cleanup site restoration and redevelopment. In addition, the NHDES Petroleum fund has contributed over \$40,000 towards cleanup and \$3,241 in costs has been recovered from the NH Property Liability Trust for contaminated soil removal.

5. Provide evidence that the project conforms to an adopted community redevelopment plan.

Numerous public meetings have been held with the Board of Selectmen, Conservation Commission and Winnepesaukee River Trail Association to ensure that the project conforms to the community redevelopment plan for the Site. The project has also been identified in the Town of Tilton Master Plan to encourage economic development in the downtown village district, improve recreational and health opportunities for our citizens. All information pertaining to the hazardous waste clean up and site redevelopment has been continually updated on the Town's website.

6. Provide evidence that the neighborhood supports the redevelopment project.

See item 5 above. In all instances the community has provided tremendous support for this project. Meetings have been held with the abutting property owner to keep him informed during all phases of the Project. The Winnepesaukee River Trail Association (a 501-c3 non profit) organization, community leaders and Tilton residents have donated numerous hours of in-kind labor and conducted very successful annual fund raising events for maintenance/repair of the Multipurpose Trail.

7. Provide a brief narrative on the transferability of the remediation and redevelopment strategy to other environmentally impacted sites.

The transformation of the former Ernie's Auto site as the continuation of the Winnepesaukee River Trail will provide both transferability of remediation and redevelopment strategy to other sites. The successful use of a partnership of local non-profit organizations, the City of Franklin and Town of Northfield, and the use of multiple funding sources for both cleanup and redevelopment are examples that can be applied to other properties. In addition, the strategy to use soil covering as both a remediation technique as well as a site restoration technique can also be transferred



to other sites and successfully applied to ensure other projects are not just cleaned up but also efficiently redeveloped.

8. Provide brief narrative on impact of project and justification for RLF financing.

*The Ernie's Auto property is in the process of being redeveloped by the Town of Tilton and the Winnepesaukee River Trail Association, Inc. providing a critical link in the existing Winnepesaukee River Trail which joins the downtowns of Tilton, Northfield and Franklin. The trail will be not only be used by the residents in the three communities for alternative transportation and recreation but will also be a "destination" in the Lakes Region to encourage economic development and job creation. The CRDC's Brownfield Funding will be used to address the funding gap needed to remediate the significant environmental issues so that the planned redevelopment can be completed. We have already used \$65,000 in Town funds to purchase the property, \$246,000 in EPA and NHDES Cleanup funding and leveraged a NH Department of Transportation Federal Transportation Enhancement Grant to complete the Tilton portion of the Winnepesaukee River Trail. **We desperately need CRDC Brownsfield funds to address the remaining gap in funding to complete the EPA cleanup of the project this fall and early spring. No other funds are available to fill this funding gap at this time.***

ENVIRONMENTAL REMEDIATION

1. Please provide details on the nature of the contamination. (A copy of the completed phase II report must be attached.)

Please see attached copy of the Phase II Investigation and Analysis of Brownfields Cleanup Alternatives (ABCA).

2. Remediation Budget: **\$284,059 (see attached budget spreadsheet)**
3. Identify all remediation funding sources:



(Please note that sub-grants cannot exceed \$200,000.)

<i>EPA Cleanup Grant:</i>	<i>\$200,000</i>
<i>NH Petroleum Funds:</i>	<i>\$ 42,818</i>
<i>Insurance Claim:</i>	<i>\$ 3,241</i>
<i>TOTAL</i>	<i>\$246,059</i>

Gap = \$38,000

In addition, the Town and the Winnepesaukee River Trail Association has contributed \$20,000 in-kind matching funds to the EPA cleanup grant to ensure the cleanup and redevelopment is completed both efficiently and effectively.

4. If remediation costs exceed \$200,000 (including all consultant costs), please identify financing source to finalize remediation.

See above sources of funding and attached Budget & Funding Summary Sheet

5. Other Information as appropriate:

SUBGRANT REQUEST: Attached is the Town's deed to the property.

For additional information contact:

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