

Minutes of the Meeting of the Lakeshore Redevelopment Planning Commission

Location: Offices of Rist-Frost-Shumway Engineering, 71 Water Street, Laconia, NH

February 24, 2020

Meeting called to order at 9:13 AM.

Attendance: George Bald (via telephone), Gino Baroni (via telephone – joined after minutes approved), Robert Cheney (acting chair), George Hurt, Rusty McLearn, Peter Spanos; (Chris Shumway -- Not present due to family emergency)

Adoption of Minutes

Commissioner Hurt moved the adoption of the minutes for the meeting held on January 6, 2020. The motion was seconded by Commissioner Spanos.

Roll call vote:

George Bald Yes

Rusty McLearn Yes

Gino Baroni Not Present

Chris Shumway Not Present

Bob Cheney Yes

Peter Spanos Yes

George Hurt Yes

Phase II Environmental Site Assessment Review

Commissioner Cheney indicated that the Phase II environmental site assessment report had been completed and would be posted to the Commission's web page during the week following this meeting. Tim Andrews, the Nobis Engineering project manager for this site assessment project, presented the Commission with an overview of the findings presented in the site assessment report, as well as the follow-up actions recommended by Nobis. Although there were areas of "urban fill" where some contaminants were present, but below regulatory action levels, contaminants in the groundwater, to the extent they were present, were all below regulatory thresholds, including the newly promulgated state standards for PFAS. According to Mr. Andrews, Nobis identified two areas (identified through test pits) where soil and other waste materials would need to be removed. In addition, an area near the former "poultry house" was identified for possible future management of soils for the pesticide dieldrin (associated with normal use in the past when poultry and farming operations were active), but the nature and scope of management would depend on future use of the area. To clarify groundwater conditions in this area, Nobis (and NHDES) recommended taking another round of groundwater samples from the groundwater monitoring well installed in this area during the site assessment process.

Nobis Engineering Proposal – Phase II Follow-up Actions

The Commission then discussed Nobis' proposal to undertake a limited removal action to remove soil from the area of the two test pits where concentrations of contaminants in soil were found to be above regulatory thresholds for action. The Nobis proposal will also include additional groundwater sampling from the monitoring well located in the area of the former poultry house. Nobis estimated the total costs for the limited removal action and additional groundwater

monitoring to be approximately \$20,000-\$25,000. Commissioner Cheney will work with Nobis to prepare a proposal for consideration by the Commission at its next meeting.

Legislative Update

Commissioner Cheney reported that he had attended a Senate Finance Committee executive session and learned that the Senate Committee was looking for an amendment to SB 635 to clarify the amount of state bonding being sought to support the work of the new Lakes Region Development Authority that would be created by SB 635. Commissioner Cheney stated that he had been invited to work with the State Treasurer and the Office of Legislative Services to prepare an amendment. Commissioner Cheney stated that a further executive session before House Finance is likely to be scheduled during the first week of March. Commissioner Spanos offered to attend as well. The Commissioners generally agreed that their original intent was to seek \$10 million in state bonding support.

Commissioner Spanos reported that HB 1224 was continuing to work its way through the state House of Representatives. He reported that HB 1224, as introduced, was amended by removing the \$500,000 appropriation for matching grants from FY2020, but was preserved for FY2121, as well as the existing appropriation given to the Commission in the final state budget enacted for the current biennium (\$350,000 per fiscal year). Commissioner Spanos said that a vote on the bill, as amended, was expected soon in the House.

Memorial Subcommittee Update

No one was present at the meeting from the subcommittee, so the update was postponed to the Commission's next meeting.

Hazardous Material Assessments – RPF Proposal

Al Mercier from RPF Environmental provided an overview of the RPF proposal for conducting hazardous material assessments at the Lakes Region Facility. RPF will document existing conditions regarding the presence of lead paint, asbestos, mold and PCBs in all 28 structures at the site. He pointed out that the information to be collected would be needed regardless whether the final decision was to restore or demolish any given building. The observations would be presented in one comprehensive report. RPF expected to commence work in a couple weeks and take a couple months to complete the project. Mr. Mercier explained that in its proposal RPF estimated what it thought the costs would be building by building. That estimate totaled just under \$87,000. However, since the conditions of each building would not be known until the work was completed, a contingency was built into the proposal should more work need to be done on any particular building beyond the specific proposal estimate for that building. The total proposal price with the contingency was \$104,400. Commissioner Baroni recommended that the Commission be notified and an explanation provided whenever a contingency situation arose and the proposal estimate would likely be exceeded. Commissioner Baroni also wanted to ensure that RPF would make every effort to evaluate all accessible areas.

Commissioner Bald moved that the Commission accept the proposal from RPF Environmental dated February 19, 2020, for technical services to perform hazardous material assessments for 27 structures at the Lakes Region Facility as set forth therein and subject to (i) the terms and conditions of RPF Environmental's existing contract with the State of New Hampshire for such

assessment services, (ii) the condition that any request for additional assessment costs for any structure beyond the proposal estimate for that structure be reviewed by Commissioners Baroni and Shumway before funds are expended by the Commission, and (iii) the condition that the proposal be modified to require that RPF use best efforts to reach hard to access areas, in an amount not to exceed \$104,400 and authorize Commissioner Cheney on behalf of the Commission to coordinate with NH Dept. of Administrative Services and otherwise execute any required documents as necessary to have the RPF proposal implemented under the existing state contract governing hazardous materials testing and assessments.

The motion was seconded by Commissioner Baroni.

Roll call vote:

George Bald Yes

Gino Baroni Yes

Bob Cheney Yes

George Hurt Yes

Rusty McLear Yes

Chris Shumway not present

Peter Spanos Yes

The motion passed 6-0.

Proposal for Grant Writing Assistance

Jeff Hayes from the Lakes Region Planning Commission (LPRC) generally discussed the Northern Borders Regional Commission (NBRC) grant process. He stated that an application is due May 15. NBRC will make awards in September, and grant funds would become available in October. An RFP would be anticipated with the expectation that construction would start the following construction season. He indicated that Division of Parks might have to separately apply in order to receive funds to relocate the entrance to Ahern State Park. A grant application can be filed in a succeeding year, but the expectation is that at least 75% of the first-year grant funds will have been expended. Carmen Lorenz commented that in her experience grant funds have been awarded in the past based on "conceptual-level" engineering plans. There was also discussion of the need to amend the NBBJ contract in order to get assistance from NBBJ and VHB to support the Northern Borders grant application.

Commissioner Bald moved that the Commission approve the proposed contract with the Lakes Region Planning Commission to provide to the Commission grant writing assistance and services to commence immediately with a completion date of June 30, 2020, and in an amount not to exceed \$12,000 and authorize Commissioner Cheney to execute this agreement on behalf of the Commission.

The motion was seconded by Commissioner Spanos.

Roll call vote:

George Bald Yes

Gino Baroni Yes

Bob Cheney Yes

George Hurt Yes

Rusty McLear Yes

Chris Shumway not present

Peter Spanos Yes

The motion passed 6-0.

Commissioner Bald moved that the Commission vote to further amend the Commission's contract with NBBJ dated July 30, 2018, with Contract Amendment #5 to extend NBBJ's contract to July 31, 2020, and increase the total contract price by \$30,000 in order for the NBBJ team to provide technical services in support of a Northern Borders Regional Commission grant application to be prepared by the Commission for the purpose of implementing as much of the proposed Phase I and/or Phase II infrastructure improvements identified in NBBJ's September 2019 redevelopment master plan as are feasible and authorize Commissioners Cheney, Baroni and Shumway to prepare and execute sDiscuuch documents as are necessary to engage the NBBJ team for this purpose.

The motion was seconded by Commissioner Spanos.

Roll call vote:

George Bald __ Yes __

Gino Baroni __ Yes __

Bob Cheney __ Yes __

George Hurt __ Yes __

Rusty McLear __ Yes __

Chris Shumway __ not present __

Peter Spanos __ Yes __

The motion passed 6-0.

Applied Economic Research proposal

Discussion of this item was postponed to the next meeting.

Public Comments

There were no additional public comments.

Next Meeting

The next meeting of the Commission was scheduled for Monday, March 9, 2020 at 9 AM.

Non-Public Session

Commissioner Bald moved pursuant to RSA 91-A:3, II(c), (d) and (j) that the Commission go into non-public session for the purpose of discussing a confidential business inquiry received by the Commission.

The motion was seconded by Commissioner McLear.

Roll call vote:

George Bald __ Yes __

Gino Baroni __ Yes __

Bob Cheney __ Yes __

George Hurt __ Yes __

Rusty McLear __ Yes __

Chris Shumway __ not present __

Peter Spanos __ Yes __

The motion passed 6-0.

[The Commission went into non-public session.]

Upon returning from non-public session there was no further discussion of Commission business and no additional votes were taken.

Commissioner McLear moved to adjourn the meeting. Commissioner Spanos seconded the motion.

Roll call vote:

George Bald Yes

Gino Baroni Yes

Bob Cheney Yes

George Hurt Yes

Rusty McLear Yes

Chris Shumway not present

Peter Spanos Yes

The motion passed 6-0.

The meeting adjourned at approximately 11:30 AM.

Minutes prepared by Commissioner Robert Cheney

