

Mayor and Common Council Borough of Flemington

June 13, 2022

Council Meeting Room and Online

Call to Order (6:30 PM)

Statement regarding OPMA

Executive Session (6:30 PM)

1. RESOLUTION 2022-147: ENTERING EXECUTIVE SESSION FOR THE PURPOSE OF OBTAINING LEGAL ADVICE REGARDING THE LIBERTY VILLAGE PROJECT

Work Session (7:00 PM)

Regular Meeting (7:30 PM)

This meeting is being held in conformance with the Open Public Meetings Act.

Flag Salute

Roll Call:

Betsy Driver	Mayor
Jessica Hand	Council Vice President
Malik Johnston	Council Member
Jeremy Long	Council President
Tony Parker	Council Member
Elizabeth Rosetti	Council Member
Kimberly Tilly	Council Member

I. Mayor's Report

II. Council Members' Reports

III. Public Comments - Session I (up to 3 minutes each, for a maximum of 30 minutes)

IV. Approval of Minutes

Motion To: **Approve Minutes: May 23, 2022 Regular Council Meeting**

Motion To: **Approve Minutes: May 23, 2022 Executive Sessions**

Consent Agenda

1. RESOLUTION 2022-138: AUTHORIZING THE RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE NUMBER 1009-44-004-007 FOR FLEMINGTON CENTRAL LIQUORS, DBA LITTLE BROTHERS BEVERAGE, FOR THE TERM 2022-2023
 2. RESOLUTION 2022-139: A RESOLUTION IN SUPPORT OF AN OUTDOOR CLASSROOM RIPARIAN RESTORATION PROJECT AT READING-FLEMING INTERMEDIATE SCHOOL AND A SECTION OF TUCCAMIRGAN PARK
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3. RESOLUTION 2022-140: AUTHORIZING FLEMINGTON'S CONTINUED PARTICIPATION IN THE STATE LOCAL COOPERATIVE HOUSING INSPECTION PROGRAM (SLCHIP) FOR CERTAIN MULTI-FAMILY DWELLINGS FOR THE PERIOD OF JULY 1, 2022, THROUGH JUNE 30, 2023
4. RESOLUTION 2022-141: AUTHORIZING THE REDEMPTION OF TAX SALE CERTIFICATE 2020-02 HELD ON BLOCK 17 LOT 9 QUALIFIER C4206, 63 MAIN STREET

Regular Agenda

1. SECOND READING, ORDINANCE 2022-7: AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF FLEMINGTON BY ADDING SECTION 2-30 ESTABLISHING A COMMUNITY EMERGENCY RESPONSE TEAM (CERT) PROGRAM
2. RESOLUTION 2022-142: APPROVING THE APPOINTMENT AND HIRING OF MICHAEL HUMPHREY AS BUSINESS ADMINISTRATOR AS OF JULY 5, 2022, AND ACTING BOROUGH CLERK AS OF AUGUST 1, 2022
3. RESOLUTION 2022-143: APPROVING THE SCHEDULE OF PAYMENTS FOR THE FLEMINGTON-RARITAN REGIONAL SCHOOL DISTRICT FOR THE 2022-2023 SCHOOL YEAR
4. RESOLUTION 2022-144: APPROVING THE SCHEDULE OF PAYMENTS FOR THE HUNTERDON CENTRAL REGIONAL HIGH SCHOOL DISTRICT FOR THE 2022-2023 SCHOOL YEAR
5. RESOLUTION 2022-145: AWARDING A CONTRACT FOR BROWNFIELDS ASSESSMENT GRANT ADMINISTRATOR TO STANTEC CONSULTING SERVICES, INC., IN THE AMOUNT OF \$5,000
6. RESOLUTION 2022-146: AUTHORIZING THE AWARD OF A CONTRACT TO TORRES LANDSCAPING TO REMOVE DEAD TREES AND STUMPS FROM MAIN STREET
7. RESOLUTION 2022-148: AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE BOROUGH OF FLEMINGTON AND HBC LIBERTY, LLC

V. Public Comments - Session II (up to 3 minutes each, for a maximum of 30 minutes)

VI. Attorney's Report

VII. Payment of the Bills

Motion To: **Pay the Bills in the Amount of \$721,270.37**

VIII. Executive Session for Any Other Applicable Matter Identified During the Regular Meeting (Action May Be Taken)

IX. Adjournment

Motion To: **Adjourn**

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano
Initiator: Sallie Graziano
Sponsors:

SCHEDULED

RESOLUTION 2022-138

DOC ID: 3820

**Authorizing the Renewal of Plenary Retail Distribution Liquor
License Number 1009-44-004-007 for Flemington Central
Liquors, DBA Little Brothers Beverage, for the Term 2022-
2023**

**BOROUGH OF FLEMINGTON
COUNTY OF HUNTERDON**

WHEREAS, application has been received from Flemington Central Liquors, dba Little Brothers Beverage, to renew Plenary Retail Distribution Liquor License (1009-44-004-007); and

WHEREAS, said application is complete and accompanied by the required fees, affidavits, and tax clearance certificate from the New Jersey Division of Taxation; and

WHEREAS, no written objection to the renewal of this license was received by the Borough Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, as follows:

1. That the license as referenced above be renewed for the 2022-2023 license term and that the Borough Clerk be directed to forward a certified copy of this Resolution to the Division of Alcoholic Beverage Control, Department of Law and Public Safety, for processing, and to the applicants; and
2. That the Borough Clerk be authorized to issue the 2022-2023 license to the proper holder.
3. This Resolution shall take effect immediately.

Adopted:

Attest:

By: _____
Sallie Graziano, RMC, Borough Clerk

By: _____
Betsy Driver, Mayor

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano
Initiator: Sallie Graziano
Sponsors:

SCHEDULED

RESOLUTION 2022-139

DOC ID: 3821

**A Resolution in Support of an Outdoor Classroom Riparian
Restoration Project at Reading-Fleming Intermediate School
and a Section of Tuccamirgan Park**

WHEREAS, the NOAA Planet Stewards Program supports educators' efforts to implement hands-on, action-based projects that conserve, restore, and protect communities and natural resources from environmental challenges; and

WHEREAS, an Outdoor Riparian Restoration project has been proposed at Reading-Fleming Intermediate School that will extend onto the east side of Borough-owned Tuccamirgan Park; and

WHEREAS, the restoration project is eligible for a grant from the NOAA Planet Stewards Program; and

WHEREAS, the Council and Mayor of the Borough of Flemington support this restoration project;

NOW, THEREFORE, BE IT RESOLVED that the Mayor is authorized to write a letter of support for the effort to obtain a grant from the NOAA Planet Stewards Program for the restoration project at Reading-Fleming Intermediate School extending onto the east side of Tuccamirgan Park.

Adopted:

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano
Initiator: Sallie Graziano
Sponsors:

SCHEDULED

RESOLUTION 2022-140

DOC ID: 3822

**Authorizing Flemington's Continued Participation in the State
Local Cooperative Housing Inspection Program (SLCHIP) for
Certain Multi-Family Dwellings for the Period of July 1, 2022,
through June 30, 2023**

WHEREAS the Borough of Flemington has participated in New Jersey's State Local Cooperative Housing Inspection Program (SLCHIP) since approximately 2011, and

WHEREAS the agreement to participate in SLCHIP must be renewed from time to time, and

WHEREAS Flemington has been notified by the NJ Department of Community Affairs (DCA) that the agreement is due for renewal for the period of July 1, 2022, through June 30, 2023, and

WHEREAS Flemington considers its participation to be beneficial and its current renewal is recommended by the borough's fire official,

THEREFORE BE IT RESOLVED that the mayor is authorized to sign the attached letter from the NJ DCA to confirm Flemington's continued participation in the SLCHIP program for the period of July 1, 2022, through June 30, 2023.

Adopted: June 13, 2022

Attest:

Betsy Driver, Mayor

Sallie Graziano, RMC, Borough Clerk



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 810
TRENTON, NJ 08625-0810

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

June 1, 2022

The Honorable Betsy Driver
Mayor, Flemington Boro
38 Park Avenue
1009 Flemington, New Jersey 08822

Re: State Local Cooperative Housing Inspection Program

Dear Mayor Driver:

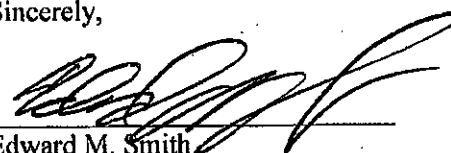
On behalf of Governor Philip Murphy and the New Jersey Department of Community Affairs, it is my pleasure to welcome the Flemington Boro's participation in the State Local Cooperative Housing Inspection Program. Under this Program, your municipality has requested and received authorization to conduct the State mandated inspections of hotels and multiple dwellings within its jurisdiction on behalf of the Bureau of Housing Inspection during the period from July 1, 2022 to June 30, 2023. This Authorization is based upon the requirement that these inspections and their related activities be conducted in strict accordance with the Conditions of Authorization enclosed with this letter.

In order to pay your municipality for conducting these State inspections during Fiscal Year 2023, the Bureau has allocated the sum of \$5,815.00. This amount is based upon the number of hotels, motels and multiple dwellings in your municipality that will require inspection during Fiscal Year 2023. In addition to the current inspections, this number may also include inspections determined by the Bureau to be overdue.

To indicate your acceptance of this authorization, please sign both copies of this letter and return one copy to Joseph Krajewski, Supervisor of the State Local Cooperative Housing Inspection Program, Bureau of Housing Inspection, Post Office Box 810, Trenton, New Jersey 08625-0810. Please retain the other copy for your files.

I thank you for your interest in the Department's State Local Cooperative Housing Inspection Program and look forward to working with you during the upcoming months toward our common goal of ensuring safe and decent housing within your municipality.

Sincerely,


Edward M. Smith
Director
Division of Codes and Standards

Betsy Driver, Mayor
1009 Flemington
Enclosure



Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Rebecca Newman
Initiator: Rebecca Newman
Sponsors:

SCHEDULED

RESOLUTION 2022-141

DOC ID: 3825

**Authorizing the Redemption of Tax Sale Certificate 2020-02
Held on Block 17 Lot 9 Qualifier C4206, 63 Main Street**

BOROUGH OF FLEMINGTON
COUNTY OF HUNTERDON

WHEREAS, funds were received in the amount of \$25,866.60 for the redemption of tax sale certificate # 2020-002 held on Block 17 Lot 9 Qualifier C4206, known as 63 Main Street, property owners Strauss & Tauriello Real Estate, certificate owner, US Bank Cust/PC8 Firsttrust Bank;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that the Tax Sale certificate #2020-002 held on Block 17 Lot 9 Qualifier C4206 is redeemed in the amount of \$25,866.60 and the CFO is instructed to cut a check to the lien holder.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be provided to the Tax Collector.

Adopted: June 13, 2022

Betsy Driver, Mayor

Attest:

Sallie Graziano, R.M.C.
Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Appointments
Prepared By: Sallie Graziano
Initiator: Sallie Graziano
Sponsors:

SCHEDULED

RESOLUTION 2022-142

DOC ID: 3812

**Approving the Appointment and Hiring of Michael Humphrey
as Business Administrator as of July 5, 2022, and Acting
Borough Clerk as of August 1, 2022**

WHEREAS, Borough Clerk Sallie Graziano is retiring effective August 1, 2022, leaving a vacancy in the position of Borough Clerk; and

WHEREAS, N.J.S.A. 40A:9-133 states that the term of office of the Municipal Clerk shall be three years and that the term shall be deemed to have begun as of the actual date upon which a person serving as municipal clerk is appointed; and

WHEREAS, the position of Business Administrator, authorized by the adoption of Ordinance 2020-19 on November 9, 2020, is currently vacant; and

WHEREAS, Borough Code Section 2-29.3 states that the term of Business Administrator is one year with a six-month probationary period; and

WHEREAS, the Borough is interesting in hiring someone as a full-time Borough Clerk and Business Administrator; and

WHEREAS, the position of Borough Clerk and Business Administrator was advertised; and

WHEREAS, Michael Humphrey was interviewed by the Council and determined to be qualified for the position of Acting Borough Clerk and Business Administrator; and

WHEREAS, pursuant to N.J.S.A. 40A:9-133, municipalities are allowed to appoint a person who does not hold a Registered Municipal Clerk certificate to serve as Acting Municipal Clerk for a period not to exceed one year and commencing on the date of the vacancy; and

WHEREAS, the person appointed as Acting Municipal Clerk pursuant to N.J.S.A. 40A:9-133(c) may be appointed for two (2) additional years with the approval of the Director of the Division of Local Government Services in the Department of Community Affairs; and

WHEREAS, Mr. Humphrey does not hold a Registered Municipal Clerk Certificate ("RMC Certificate"), but intends on obtaining an RMC Certificate and is currently enrolled in Rutgers University's Registered Municipal Clerk certification program; and

WHEREAS, the position of Acting Municipal Clerk and Business Administrator carries with it an initial salary of \$80,000, with future salary as specified in the annual salary ordinance; and

WHEREAS, once Mr. Humphrey attains his certification as a Registered Municipal Clerk, his annual salary will increase to \$90,000 retroactive to the date he received his certification;

WHEREAS, it is the intention of the parties to appoint Mr. Humphrey to the position of Clerk for a three-year term and the position of Business Administrator for a one-year term with a six-month probationary period;

NOW, THEREFORE, BE IT RESOLVED that Council approves the full-time appointment of Mr. Humphrey as Borough Business Administrator effective July 1, 2022, and Acting Borough Clerk effective August 1, 2022, at an annual salary of \$80,000, with substantially the same terms as reflected in the attached agreement; and

BE IT FURTHER RESOLVED that Mr. Humphrey's salary will increase to \$90,000 once he has attained certification as a Registered Municipal Clerk.

Adopted: June 13, 2022

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

ATTACHMENTS:

- Flemington ClerkBA (DOC)

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Financial Approval
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

SCHEDULED

RESOLUTION 2022-143

DOC ID: 3823

Approving the Schedule of Payments for the Flemington-Raritan Regional School District for the 2022-2023 School Year

WHEREAS, the total levy for the 2022-2023 school year for the Flemington-Raritan Regional School Board of Education has been certified at \$5,847,842.00;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington that the 2022-2023 school tax be paid as follows:

July 15, 2022:	\$974,640.33
September 15, 2022:	\$974,640.33
November 17, 2022:	\$974,640.33
January 15, 2023:	\$974,640.33
March 15, 2023:	\$974,640.34
May 15, 2023:	\$974,640.34

Adopted: June 13, 2022

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Financial Approval
Prepared By: Sallie Graziano

Initiator: Sallie Graziano
Sponsors:

SCHEDULED

RESOLUTION 2022-144

DOC ID: 3824

**Approving the Schedule of Payments for the Hunterdon
Central Regional High School District for the 2022-2023
School Year**

WHEREAS, the total levy for the 2022-2023 school year for the Hunterdon Central Regional High School has been certified at \$2,505,621.00;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington that the 2022-2023 school tax be paid as follows:

July 10, 2022:	\$417,603.67
September 10, 2022:	\$417,603.67
November 10, 2022:	\$417,603.66
January 10, 2023:	\$417,603.33
March 10, 2023:	\$417,603.33
May 10, 2023:	\$417,603.34

Adopted:

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Financial Approval
Prepared By: Sallie Graziano

Initiator: Sallie Graziano
Sponsors:

SCHEDULED

RESOLUTION 2022-145

DOC ID: 3819

**Awarding a Contract for Brownfields Assessment Grant
Administrator to Stantec Consulting Services, Inc., in the
Amount of \$5,000**

BOROUGH OF FLEMINGTON
COUNTY OF HUNTERDON

WHEREAS, the Borough of Flemington solicited proposals for the services of a Brownfields Assessment Grant administrator through a fair and open process; and

WHEREAS, responsive proposals were received from:

Stantec Consulting Services, Inc., 10000 Midlantic Drive, Suite 300W,
Mount Laurel, NJ 08054 - \$5,000; and

VHB, 1805 Atlantic Avenue, Manasquan, NJ 08736 - \$24,290; and

WHEREAS, the proposal that is in the best interest of the Borough of Flemington is the Stantec proposal;

NOW THEREFORE BE IT RESOLVED by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that Stantec Consulting Services, Inc of Mount Laurel, NJ be awarded a contract in the amount of \$5,000; and

BE IT FURTHER RESOLVED that this contract extend for one year from the date of award; and

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available in the budget.

Adopted:

Attest:

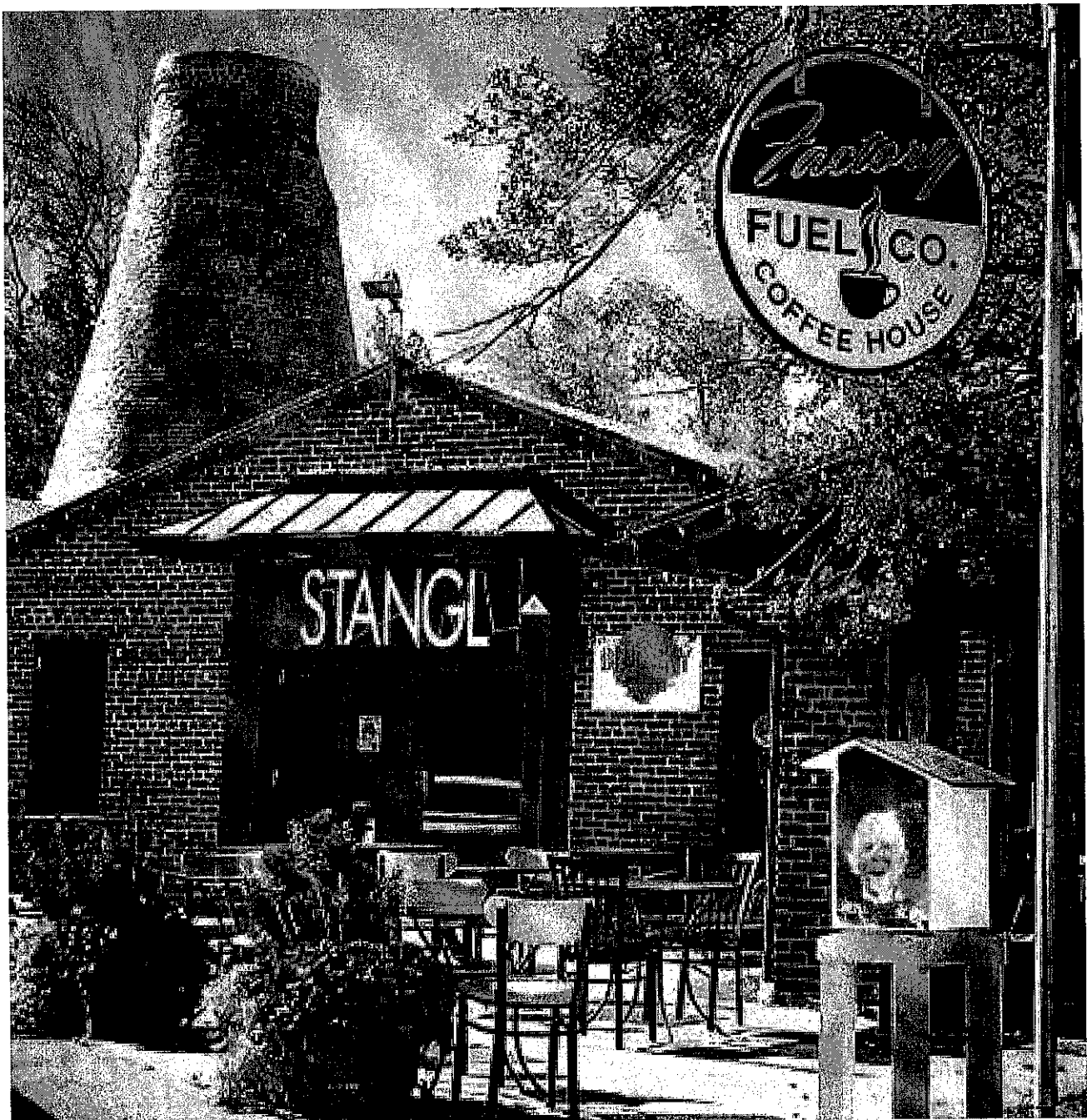
Betsy Driver, Mayor

Sallie Graziano, Borough Clerk



REQUEST FOR PROPOSALS
FLEMINGTON BOROUGH

Brownfields Assessment Grant Administrator RFP for 2022
April 22, 2022



WHAT'S INSIDE

1 FIRM OVERVIEW

2 YOUR TEAM

3 RELEVANT EXPERIENCE

4 OTHER AREAS OF EXPERTISE

5 WORK PLAN AND REQUESTED STATEMENTS

6 COST PROPOSAL

7 REQUIRED FORMS



STANTEC CONSULTING SERVICES INC.
10000 Midlantic Drive Suite 300W
Mount Laurel, New Jersey 08054

April 22, 2022

Flemington Borough | 38 Park Avenue, Flemington, New Jersey 08822

RE: Flemington Borough | US EPA Brownfields Assessment Grant Administrator RFP for 2022

Dear Selection Committee:

On behalf of Stantec's Brownfields & Community Revitalization Program (BCRP), we are pleased to submit this proposal. We appreciate the opportunity to build off the success of the Flemington Community Action Plan and look forward to being your active partners in securing EPA brownfield grant funding.

Our nationally recognized brownfield expertise combined with local understanding and experience will ensure you have the optimal chance of securing the maximum amount of EPA funding. Our key strengths include:

We have exceptional EPA Brownfield Grant expertise. The Stantec team has assisted with 430 EPA brownfield grants totaling nearly \$163M. As part of the Fiscal Year (FY) 2021 grant competition alone, we assisted with 41 successful applications totaling \$20M, approximately 30% of all funding awarded last year. We have an exceptional track record in EPA Region 2, including being selected as the only consultant to co-present alongside EPA Region 2 staff in the national webinar "EPA Grant Writing Tips: Tools to Defeat Your ARC Nemesis". We were invited to perform an analysis of recent EPA Region 2 brownfield grant application results and suggest strategies for improved performance.

We provide multidisciplinary services to help communities develop sustainable Brownfield Revitalization Programs. Our BCRP Leader Chris Gdax leads an internal team of nearly 75 brownfield specialists, including engineers, geologists, scientists, planners, and funding specialists who work together seamlessly to deliver best in class results for communities throughout the US. In addition to our brownfield specialists, we have an extremely deep bench of professionals to support your brownfield needs, including:

- 132 Multidisciplinary Professionals in our Mount Laurel (38), Rochelle Park (72), and Wall Township (22) NJ Offices.
- 1,300 Multidisciplinary Professionals throughout the Tri-State Region (NY, NJ and PA).
- 165 Funding Specialists who have secured more than \$4B in grants and loans to advance the quality of life within communities across the continent.

We understand your needs. Having worked closely with community stakeholders over the past year in completing the Flemington Community Action Plan, we've developed important relationships, understanding, and experience. Working with a coalition of local and regional partners, we led a community visioning and consensus building process to establish a shared vision and set of priorities for revitalization. Furthermore, in preparation for this specific opportunity, we've conducted an initial brownfield inventory and performed detailed demographic and Environmental Justice (EJ) data analysis to support an EPA brownfield grant application. We are uniquely positioned to prepare a compelling EPA brownfield grant application on your behalf.

An offer of exceptional value. We are submitting a \$5,000 total lump sum bid for the grant application services requested in this RFP. At an average cost of \$50/hour, this is an offer of significant value and is indicative of our strong desire to partner with you in this endeavor.

We appreciate the opportunity to continue supporting the Borough, your project partners, and other community stakeholders to achieve your collective revitalization goals. If you have any questions, or wish to discuss this proposal further, please feel free to contact us.

Sincerely,

Stantec Consulting Services Inc.

Chris Gdax
Project Manager
425-698-7398
chris.gdax@stantec.com

Carolyn Weaver
Lead Grant Writer
727-431-1568
carolyn.weaver@cardno.com

Chris McCordell
Environmental/Technical Lead
484-723-3182
chris.mccordell@stantec.com



I FIRM OVERVIEW

Cloud City Conservation Center Community Farm, Greenhouse, & Living Classroom | Leadville, CO

WHO WE ARE Stantec's Brownfield Team

The Stantec community unites over 25,000 employees across 400 locations. Our work – professional consulting in environmental science, planning, architecture and engineering – begins at the intersection of community, creativity, and client relationships.

From Stantec's inception in 1954 as a one-person environmental services firm, the Stantec community has grown to include more than 4,750 environmental professionals covering 20 technical specialties. For decades, Stantec's local strength, knowledge, and relationships, coupled with our world class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, our staff are able to connect to projects on a personal level and, through these projects, work towards advancing the quality of life in communities across the globe.

We have the expertise, enthusiasm and resources necessary to assist the Borough with the assessment, cleanup, and redevelopment of brownfields, including procurement of federal and state funding necessary to achieve revitalization. Our National Brownfields & Community Revitalization Program (BCRP) includes nearly 75 brownfield specialists who work closely with local professionals throughout the country to deliver results to diverse communities and clientele. We have 132 multi-disciplinary staff based in our three New Jersey Office (Mount Laurel, Rochelle Park and Wall Township), and over 1,000 additional staff in neighboring states. We collaborate across disciplines to provide nationally recognized expertise in brownfield redevelopment including: funding services; grant writing; grant management; community outreach; Phase I & II Environmental Site Assessments (ESAs); regulated building material (RBM) surveys; health and safety; remediation; land use and revitalization planning; real estate strategy; architecture and engineering; and sustainable design. We see tremendous opportunity in Flemington and hope to be a part of this transformative project!

Riverfront Park | Spokane, WA



FIRM HIGHLIGHTS

BUSINESS STATUS

Established in 1954

PRIMARY CONTACT

Chris Gask
Brownfields & Community Revitalization Program Leader
423-638-7593
chris.gask@stantec.com

LEAD OFFICE / PRINCIPAL PLACE OF BUSINESS FOR THIS PROJECT

10000 Midland Drive Suite 300W
Mount Laurel, NJ 08054

856-234-0000

STATE OF INCORPORATION

New York

OWNERSHIP TYPE AND PARENT COMPANY AND SUBSIDIARIES, IF ANY

Corporation; Parent company: Stantec Inc.

STAFFING RESOURCES

National Brownfields & Community Revitalization
Program: 75+

New Jersey Staff: 132

Environmental Services (ES) Practice: 4,750

Funding Services Program: 165+

Average # of Staff Over Past 3 Years (Company-Wide
Full-Time Staff): 23,000

TAX ID Number

11-2167170



2 YOUR TEAM

Carriage Factory Apartments (Former Cunningham Carriage Factory) | Rochester, NY (Photo Credit: SWBR Architects)



FLEMINGTON BOROUGH

Chris Gdalk
Project Manager

Carolyn Weaver
Lead Grant Writer

Grant Application

Steven Campbell
Brownfield Grant Specialist

Chris McCardell, LSRP
New Jersey Environmental Specialist

Aaron Wisner
UG, GISP
Brownfield Inventory &
Data Analyst

Jeff Sausser
Community Engagement &
Planning

We have assembled an exceptional and highly qualified team to specifically meet the needs for your project. An organizational chart is provided to the left. Brief introductions for each key staff member are as follows:

- **Project Manager (PM) Chris Gdalk** leads Stantec's National Brownfields & Community Revitalization Program. Chris' experience in EPA Regions 1-2 includes serving as grant writing support and brownfield grant specialist for multiple successful EPA brownfield grants over the past 5 years, including \$1.7M of assessment and cleanup grants for the Northeastern Vermont Development Association (NVDA) VT, and \$1.4M of assessment and cleanup grants for the City of Rochester NY, Greater Syracuse Land Bank (GSLB) NY, and Wayne County NY. In addition to serving PM functions, Chris will assist Carolyn with grant application strategy and grant writing activities.

- **Lead Grant Writer Carolyn Weaver** is a New Jersey-based certified grant professional. Carolyn has assisted clients with securing and successfully managing over \$35M in federal and state funding, including numerous EPA brownfield grants. Carolyn will coordinate and oversee all data acquisition and grant writing activities.

- **Brownfield Grant Specialist Steve Campbell** is a leader of our brownfield grant program in the northeastern US. Based in Rochester, he is presently managing each of our EPA brownfield grant projects in New York. Steve will assist Carolyn with preparing and reviewing the grant application.

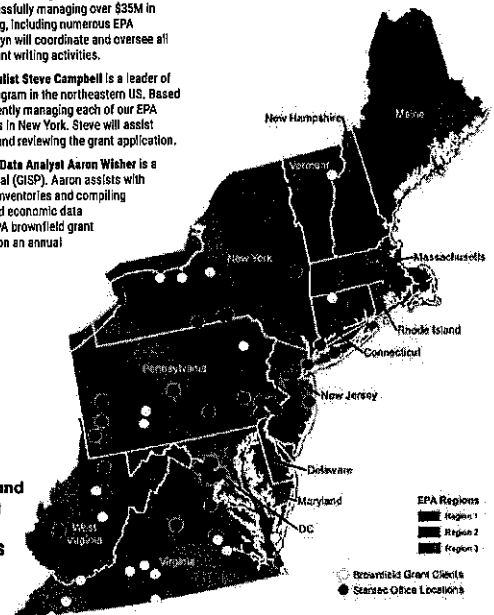
- **Brownfield Inventory & Data Analyst Aaron Wisner** is a certified GIS Professional (GISP). Aaron assists with completing brownfield inventories and compiling demographic, health and economic data to support dozens of EPA brownfield grant projects across the US on an annual basis.

- **Environmental Assessment/Remediation Lead Chris McCardell** is a New Jersey Licensed Site Remediation Professional (LSRP) based in our lead office in Mount Laurel. Chris will assist Carolyn in evaluating environmental conditions at priority brownfields throughout the community.

- **Community Engagement & Planning Lead Jeff Sausser** led Stantec's efforts in completing the Flemington Community Action Plan, and will leverage this experience to support Carolyn with respect to engagement and redevelopment planning aspects of the EPA brownfield grant application.

Resumes are provided on pages 8-15.

Stantec Offices and Brownfield Grant Client Locations throughout NE US





Chris Gdak

PROJECT MANAGER

20
YEARS EXPERIENCE

Chris is a civil/environmental engineer with over 20 years of consulting experience throughout the United States. He presently leads Stantec's National Brownfields & Community Revitalization Program. His technical expertise includes developing funding strategies, authoring grant applications, grant/project management, Phase I & II Environmental Site Assessments (ESAs) and cleanup/reuse planning activities for a wide variety of clients and revitalization projects. His experience includes planning, oversight and performance of field activities, data collection, management and analysis, and preparation and review of technical work plans and reports. Chris' technical knowledge includes special emphasis and experience in implementation of U.S. EPA and State Brownfield Grants. Chris' experience in EPA Regions 1-2 includes serving as grant writing support and brownfield grant specialist for multiple successful EPA Brownfield Grants over the past 5 years, including \$1.7M of assessment and cleanup grants for the Northeastern Vermont Development Association (NVDA) VT, and \$1.4M of assessment and cleanup grants for the City of Rochester NY, Greater Syracuse Land Bank (GSLB) NY, and Wayne County NY.

EDUCATION

Bachelor of Science, Civil/Environmental Engineering, Western University

RELEVANT EXPERIENCE

EPA Brownfields Grant Application Services, Various Clients | Grant Writer

Since 2011, Chris has assisted clients throughout the US in preparing successful applications for nearly 70 grants from the EPA Brownfield Grant program totaling over \$35 million in funding. His experience through the FY2021 Grant Competition includes assisting with successful applications for one area-wide planning (AWP) grant, 10 cleanup grants, one multi-purpose grant and 58 assessment grants. Chris was the primary or coauthor for approximately half of these applications, and a technical reviewer or key strategy consultant for the remaining applications. Geographically, Chris has worked on applications for clients eight EPA Regions and in 17 states (AK, AZ, CA, CO, HI, ID, IN, NM, NV, NY, OR, TX, UT, VT, WA, WI, and WV). Including grant awards resulting from resubmittals, Chris's overall success rate on applications for EPA brownfield grants exceeds 95%.

EPA Brownfields Grant Implementation Services, Various Clients | Project Manager/Principal/QA/QC

Chris has assisted clients in implementing 78 grants from the EPA Brownfields Grant program totaling \$38 million in funding. Geographically, Chris has helped implement grants for clients in eight of the 10 EPA Regions (all except Regions 3 and 7) and in 18 states (AK, AZ, CA, CO, ID, IL, IN, NM, NV, NY, OR, SC, TN, TX, UT, VT, WA, and WI).

Chris has assisted with all components of these projects including completion of technical studies (Phase I and II environmental site assessments [ESAs]; regulated building material surveys; cleanup plans; analysis of brownfield cleanup

alternatives [ABCAs]); completion of brownfields inventories and site prioritization; community outreach (including hosting of meetings, preparation of presentations, development of websites and materials, preparation of fact sheets and other outreach materials); completion of area-wide and site-specific reuse plans (as well as market studies and other types of eligible reuse planning activities); preparation of quality assurance documents (including quality assurance project plans [QAPPs], health and safety plans, and site-specific sampling and analysis plans); project oversight and coordination assistance (including support for organization and preparation of materials for meetings of brownfields advisory committees; assistance with preparation of quarterly progress reports, final project performance reports; disadvantaged business enterprise compliance and reporting; entry and updating of information on the EPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES); eligibility determination for nominated sites; and general compliance with project work plan, cooperative agreement, the Uniform Grant Guidelines (2 CFR 200), and other applicable regulations that are major concern for clients on these projects.

Northeastern Vermont Development Association (NVDA) EPA Brownfield Assessment Coalition Grants | St. Johnsbury, VT | Grant Writer

Chris assisted NVDA with securing \$600,000 of Coalition Assessment Grant funding in 2018 – the largest CWA grant awarded in New England since 2013! Chris then assisted NVDA with grant implementation and the project was completed approximately one year ahead of schedule. Implementation included preparation of the EPA-approved CA Work Plan and Master QAPP; developing project webpage content, fact sheets, and related outreach materials; facilitating numerous community outreach meetings; securing eligibility approval for 14 sites; completing Phase I ESAs for 11 sites, Phase II ESAs for 7 sites, Regulated Building Materials (RBM) Surveys for 4 sites, and Corrective Action Plans (CAPs) for 2 sites. In addition, 7 of the 14

sites approved for funding have been enrolled in the state's Brownfields Reuse and Environmental Liability Limitation (BRELLA) Program and one site has received a Certificate of Completion from the state. Stantec also successfully prepared a second (2021) Assessment Coalition Grant Application securing an additional \$600K for the NVDA to address additional priority sites in the community. To date Stantec has assisted NVDA with securing eligibility approval for 13 sites; completed Phase I ESAs for 4 sites; Phase II ESAs for 9 sites have been completed or are in progress; RBM Surveys for 2 sites are in progress; and CAPs for 3 sites have been completed or are in progress. In addition, 8 of the 13 sites approved for funding have been enrolled in the state's Brownfields Reuse and Environmental Liability Limitation (BRELLA) Program. Additionally, Stantec Project Manager Steve Campbell assisted the Town of St. Johnsbury (a Coalition partner) with securing a \$500,000 EPA Brownfield Cleanup Grant as part of the FY2021 grant competition.

Greater Syracuse Land Bank (GSLB) EPA Brownfield Assessment Coalition Grant | Syracuse, NY | Project Principal

During FY2019, Stantec assisted the GSLB with securing \$600,000 of CWA Coalition Grant funding – the largest CWA grant awarded in New York since 2013! After previously applying unsuccessfully on their own as a solo applicant, Stantec was procured for assistance writing a CWA Grant application and forming a strategic coalition with the Syracuse Industrial Development Agency (IDA) and Onondaga County IDA. Notice of grant award from EPA was issued in May 2019 and we have since assisted with all grant implementation activities. To date we have completed Phase I ESAs on 19 sites and Phase II ESA activities have been completed on approximately 13 properties. As a result, purchase offers have been received on six brownfields and several other brownfields are presently on the market for disposition and reuse. The project is anticipated to be completed on budget and ahead of the allotted three-year grant implementation schedule. Additionally, we positioned GSLB to apply for additional funding during the FY2022 competition.

Town of St. Johnsbury VT EPA Brownfield Cleanup Grant | St. Johnsbury, NY | Project Principal

Stantec assisted with preparing a FY2021 EPA Brownfield Cleanup Grant application. The application was successful and St. Johnsbury was awarded \$500,000 in cleanup funding to assist with environmental remediation required to promote renovation of the Armory for municipal reuse. The Armory building is a key catalyst for future development of other portions of the community and a vital part of St. Johnsbury's revitalization plan. Preparing the application included showcasing the community's history, compelling arguments to revitalize the Armory as a historic building, estimating cleanup costs and outlining overall community need and benefit. EPA funding is being used to address regulated building materials (asbestos, lead) and concrete flooring impacted by PCBs. Stantec is currently under contract to assist the Town with overseeing implementation of the grant funded activities. Abatement activities are anticipated to be completed during 2022.

City of Rochester NY EPA Brownfield Cleanup Grant | Rochester, NY | Grant Writer

Chris assisted the City of Rochester with preparing a successful \$200,000 FY2018 EPA Brownfield Cleanup Grant application. Stantec was subsequently selected by the City to manage implementation of the grant funded activities. This involved the cleanup of a former gasoline station property slated for multi-family development, and included: removal of 1,856 tons of impacted soil, groundwater treatment with DRC-AB, to reduce groundwater to concentrations below established cleanup standards, and NYDEC Spill File Closure.

El Paso Downtown Management District (DMD) EPA Brownfield Assessment Coalition Grant | El Paso, TX | Project Manager

In 2019 the El Paso DMD selected Stantec to provide funding strategy, grant application and implementation assistance under a multi-year contract. Chris is serving as the consultant Project Manager. Over the past 2 years he has assisted the DMD in forming a Coalition with the City and County of El Paso and securing \$600,000 of EPA Brownfield Assessment Coalition Grant funding to support assessment and remediation/reuse planning activities within the DMD and throughout El Paso County. Funding was used to complete two brownfield inventories, one area-wide revitalization plan, four Phase I ESAs, five Phase II ESAs, 12 Regulated Building Material (RBM) Surveys, two ABCAs and three site-specific Reuse Plans. Over 70% of funding was utilized in the first year of the project, allowing the DMD to apply for \$500,000 of supplemental assessment funding as part of the FY2022 competition. Additionally, Stantec assisted the Medical Center of the Americas (MCA) in applying for a \$500,000 Cleanup Grant for one of the priority sites.

Environmental Due Diligence – 500+ Sites | Multiple Clients throughout the U.S.

Chris has completed due diligence projects at over 500 sites since 2001, specializing in historic fill/metals-impacted sites, petroleum-impacted sites, and dry cleaner/solvent sites. Sites include a variety of residential, commercial, industrial, and institutional properties. Chris performed research, planning, oversight, and performance of surface/subsurface investigations, including soil, sediment, groundwater, soil gas, and surface water sampling; design, operation, and maintenance of various remediation technologies; preparation of Phase I/II ESA Reports, Remedial Investigation (RI)/Feasibility Study (F-S) Reports; and development of Remedial Objectives (RO), Analysis of Brownfield Cleanup Alternatives (ABCAs), and Cleanup Action Plans (CAPs).



Carolyn Weaver

LEAD GRANT WRITER

20
YEARS EXPERIENCE

Carolyn Weaver is a New Jersey-based grants manager and works with a variety of state and federal grant programs. She assists public and non-profit sector clients to reach their funding goals. In addition to her grant writing and management experience, Carolyn has extensive experience in environmental, community-based education, community development, higher education and non-profit/social service program management, recreation, and service delivery. In the non-profit sector, she has a successful record in advancement and development services, community engagement, and strategic planning. Carolyn has assisted in securing over \$35 million in federal and state funds for Cardio clients. She has been instrumental in winning grant funds for clients in highly competitive programs and successfully managing the utilization, tracking, and reporting of these funds and grant activities to their respective awarding agencies. These agencies include US Department for Homeland Security, US Department of Education, US Environmental Protection Agency, US Department of Housing and Urban Development, Federal Emergency Management Agency, US Department of Health and Human Services, National Institute for Health, Federal Highway Administration, and National Park Service, as well as state-funded programs across the eastern United States.

EDUCATION

Bachelor of Arts, Communications/ Advertising,
Penn State University

Master of Arts, Professional Writing, DePaul University

RELEVANT EXPERIENCE

Recent Significant Grant Wins

- FY2016—City of Ormond Beach, FL; \$400,000, EPA Assessment Grant, recognized by the EPA as one of the top scoring applications in the US that year
- FY2018—SCOEDD, OR, \$600,000, EPA Coalition Assessment Grant
- FY2018—Decide DeKalb; \$500,000 EPA Revolving Loan Fund
- FY2019—East Point, GA; \$300,000, EPA Assessment Grant
- FY2020—Harney County, OR, \$600,000, EPA Coalition Assessment Grant
- FY2020—City of Albany, GA; \$800,000, EPA Revolving Loan Fund Grant; One of 12 RLF grants awarded in the US this year
- FY2021—City of South Bay, FL; \$2 million, FL DEO Repair Grant

Project Experience

USDA Community Facilities Technical Assistance Project | South Bay, FL | Grants Manager

Ms. Weaver is the grants manager providing opportunity research and grant writing support to develop a full-service community center for rural LMI community.

South Central Oregon Economic Development District | OR | Grants Manager

Ms. Weaver is the grants manager assisting with the EPA Brownfields Coalition Assessment grant project to assess potentially contaminated properties. Total grant dollars managed is \$540,000. Responsibilities include reporting, financial tracking, and client communication and coordination, as well as supporting the project manager in community involvement activities and producing programmatic documentation.

EPA Brownfields Assessment Program | Albany, GA | Grants Manager

Ms. Weaver is the grants manager for the city's \$800,000 Revolving Loan Fund and \$300,000 assessment grant. Responsibilities include quarterly reporting, financial tracking, ACRES database entry, and client communication and coordination, as well as supporting the project manager in all project aspects. Program is currently active.

Paine College Grant Research and Writing | Augusta, GA | Grants Manager

Ms. Weaver is the grants manager providing opportunity research and grant writing support for infrastructure and programmatic grants.

EPA Revolving Loan Fund Program, Decide DeKalb Development Authority | GA | Grants Manager

Ms. Weaver is the grants manager assisting with the Authority's Revolving Loan Fund grant. Total grant dollars managed is \$1.4 million. Responsibilities include quarterly reporting, financial tracking, and client communication and coordination, as well as supporting the project manager in providing the Qualified Environmental Professional, development of Capital Improvement Programs (CIPs), Quality Assurance Project Plans (QAPPs) and Site-Specific QAPPs, Phase I and II Environmental Site Assessments (ESAs), Analysis of Brownfields Cleanup Alternatives (ABCAs), and redevelopment concept plans. Program is currently active.

EPA Brownfields Assessment Program | Greenville, MS | Grants Manager

Ms. Weaver is the grants manager assisting with the city's \$300,000 assessment grant. Responsibilities include quarterly reporting, financial tracking, ACRES database entry, and client communication and coordination, as well as supporting the project manager in all project aspects. Program is currently active.



Steven Campbell

BROWNFIELD GRANT
SPECIALIST

34
YEARS EXPERIENCE

Steven has been a project manager/contract manager for Hazardous Waste Site and Brownfield Investigation/Cleanups for over 25 years. During this time, he has directed Phase II Investigations and remedial projects under the NYSDEC Inactive Hazardous Waste Disposal Site (IHWDs), Voluntary Cleanup (VCP), Brownfield Cleanup (BCP), Petroleum Spills and Environmental Restoration Programs (ERP). He has also worked on Federally funded Brownfield Cleanup projects in Clayton and Watertown, New York as well as working on City of Rochester Brownfield sites such as Orchard Whitney and Scio Street. All of those projects involved soil and groundwater removal to address petroleum impacts. Since joining Stantec in June of 2019 Steven has worked with the National Brownfields team working to secure funding for environmental site assessments, cleanups and community planning projects. He worked to secure \$600,000 for Wayne County to implement a Community Wide Assessment program and is currently the project manager for that effort. In the Fall of 2020, he completed a successful \$500,000 Cleanup Grant for St. Johnsbury Vermont which included preparation of an Analysis of Brownfield Cleanup Alternatives (ABCA). He currently the Stantec Co-Chair for Stantec's Brownfield work in EPA Regions 1 and 2 and continues to work with communities and business partners to evaluate properties for community revitalization.

EDUCATION

BS, State University of New York at Brockport

RELEVANT EXPERIENCE

Community Wide Assessment Grant Application | Wayne County, NY

Steven was the lead grant writer for the FY2020 EPA Community Wide Assessment Brownfield Grant Application for Wayne County. The County was awarded \$600,000 to evaluate Brownfield sites to support community revitalization plans. Steven is the project manager and works closely with Wayne County, their coalition partners and community support groups to identify priority sites in the county to be assessed under the grant and has directed the completion of 14 Phase I ESAs and multiple Phase II ESAs to date.

Wayne County Brownfield Site Inventory Project | Wayne County, NY

Steven was the project manager responsible for identifying potential brownfield sites in the County, mapping and GIS locating identified sites, scoring properties for priority development and completing a SWOT analysis to evaluate which properties best meet community planning goals. Over 60 sites have been identified to date for the inventory and over 15 of those sites are being evaluated under the existing EPA CWA program.

USEPA Brownfield Cleanup Grant Preparation, St. Johnsbury Armory Building | St. Johnsbury, VT

Steven was the lead grant writer for the FY2021 EPA Brownfield Cleanup Grant Application. The application was successful and St. Johnsbury was awarded \$500,000 in cleanup funding to assist with environmental remediation required to promote renovation of the Armory for municipal reuse. The Armory building is a key catalyst for future development of other portions of the community and a vital part of St. Johnsbury's revitalization plan. Preparing the application included showcasing the community's history, compelling arguments to revitalize the Armory as a historic building,

estimating cleanup costs and outlining overall community need and benefit. EPA cleanup funding will be used to address regulated building materials (asbestos, lead) and remediation of concrete flooring impacted by PCBs.

Rochester Environmental Term Agreement* | Rochester, NY

Steven has overseen the completion of over 200 environmental projects under this term agreement contract since 1996. Projects have included USEPA Grant Writing (Scio Street Brownfield Project) building demolition, petroleum tank and contaminated soil removal, soil, water and groundwater testing, asbestos identification and abatement, mold and lead surveys, and soil vapor intrusion testing and mitigation. Other projects have included comprehensive Brownfield investigation and remediation, waste management and environmental training. This contract requires our personnel to be available and responsive to on-call demands of the City.

Former Frink America property, NYSDEC Environmental Restoration Project Plan* | Clayton, NY

Steven wrote the winning EPA Brownfield Assessment and Cleanup Grant applications totaling \$400,000 for the former Frink America snowplow manufacturing site in Clayton, New York. He also prepared a NYSDEC Environmental Restoration Program (ERP) grant application to secure approximately \$700,000 in additional cleanup funding. When funding was secured, he was also responsible for managing all facets of the project including: workplan development, the identification of the vertical and horizontal extent of contamination, surface soil sampling, soil borings and groundwater monitoring well installations, removal of underground storage tanks, building demolition specifications and contractor selection/oversight, PCB sampling, an RI/FS report, development and implementation of a Work Plan to address known impacted soils and submission of all reports and reimbursement requests.



Aaron Wisner, LG, GISP

BROWNFIELD INVENTORY & DATA ANALYST

20
YEARS EXPERIENCE



Jeff Sauser

COMMUNITY ENGAGEMENT & PLANNING

11
YEARS EXPERIENCE

Aaron is a geologist with more than 20 years of experience in field investigation, analysis, reporting, and the preparation of geologic maps and reports. He supports projects for state and local governmental entities, private clients, and large corporations with environmental contamination. Aaron is a subject matter expert in brownfield inventories and GIS analysis and production, and works independently on projects in marine, urban, and remote environments. He has conducted site assessments for critical area investigations, reviewed geologic and geotechnical reports, conducted field investigations using various drilling and exploratory techniques. As an expert in brownfield inventories, he has assembled inventories in dense urban areas and in sparsely populated areas from data gathered from multiple sources including historical records, site visits, and publicly available data.

EDUCATION

Master of Science, Geology, Central Washington University
Bachelor of Science, Geology, University of Puget Sound

RELEVANT EXPERIENCE

Inventory Work | Multiple EPA Brownfield Assessment Grant Projects | Various Locations

Aaron has completed more than 14 brownfields inventories as part of EPA Brownfield Community-Wide Assessment Grants. These projects have ranged from downtown "Main Street" or transit corridors that are as little as a mile long, to areas that are up to 25,000 square miles. Clients include the cities of Spokane and Bremerton in Washington; the Greater Syracuse Land Bank in New York; the cities of El Paso, San Elizario, and Dallas in Texas; the cities of Kodiak and Anchorage in Alaska; the Grays Harbor Coalition of Governments in Grays Harbor County, Washington; the Matanuska-Susitna Borough in Alaska; the Northeastern Vermont Development Association in Vermont; Fremont County, Colorado; Carbon County, Utah; Wayne County, NY; and the Port Gamble/S'Klallam Tribe.

GIS Inventory Work | Multiple EPA Brownfield Assessment Grant Applications | Various Locations

Aaron has completed more than 20 brownfields inventories in support of applications for EPA Brownfield Assessment Grants. These projects typically included collection, presentation, and analysis of information from state and federal environmental databases, assessor parcel data (where available), and demographic data, and were used to help clients identify target areas and catalyst sites well aligned with EPA funding priorities.

NY State Brownfield Grant Inventory Services | Wayne County, NY

Aaron developed an initial inventory of and associated figures for Wayne County, New York. Stantec helped the prepare multiple successful state and federal brownfield grant applications. Funding is being used to conduct cleanup activities at multiple priority redevelopment sites within the County. Aaron has

supported the completion of multiple Phase I and II ESAs in the County and reported statuses and progress to EPA's ACRES database.

EPA Brownfield Assessment Coalition Grant Inventory and Implementation Support | El Paso Downtown Management District | El Paso, TX

Aaron developed a brownfield inventory database utilizing historical records and publicly available data. He created tables, figures and maps showcasing potential brownfields and incorporating site visit data into the inventory.

EPA Brownfield Cleanup Grant | City of Spokane | Spokane, WA

Aaron assisted with the development of an inventory of and associated figures for the University District focus area. Stantec helped the City of Spokane prepare multiple successful EPA Brownfield Cleanup Grant applications. Funding is being used to conduct cleanup activities at multiple priority redevelopment sites within the City's University District. Located in the heart of the Spokane, the University district is undergoing rapid growth and redevelopment due to the rapidly expanding universities in the area. Aaron has supported the completion of multiple Phase I and II ESAs in the district and completed an Analysis of Brownfield Cleanup Alternatives (ABCA) at one site that is being redeveloped into student housing.

EPA Brownfield Grant Implementation Services | Multiple Clients | Various Locations throughout the U.S.

Aaron completed Phase I and/or Phase II Environmental Site Assessments (ESAs) for numerous properties throughout the western U.S. since 2019. Aaron managed field activities including sampling, securing and implementing permits, supervised subcontractors, and coordinated work plans. General tasks also include the development of a site-specific health and safety plan; contract procurement and oversight of subcontractors; oversight of monitoring well installation, petroleum-impacted soil and groundwater sampling, and maintaining communication with the client throughout field activity operations.

Jeff Sauser is a senior associate and urban designer at Stantec and a founding member of the Stantec's Urban Places Group. Jeff manages many of the group's largest, most complex urban planning, design, and redevelopment projects across North America. His work focuses on creating compact, walkable, mixed-use redevelopment in transitioning neighborhoods and emerging communities in both urban and suburban contexts. His clients include large and small private developers, downtown improvement districts, municipalities, and other urban advocates.

EDUCATION

Master of Architecture and City and Regional Planning, Georgia Institute of Technology

Bachelor of Arts, Metropolitan Studies, New York University

RELEVANT EXPERIENCE

Community Action Plan | Flemington, NJ | Flemington Community Partnership and others

Implementation-focused community visioning and revitalization plan to build on Flemington's walkable urban fabric and strong entrepreneurial heritage by directing future public investment toward quick-turnaround, high-impact public realm projects and ambitious but feasible redevelopment strategies for key sites ringing downtown with an emphasis on public-private partnership.

River District Master Plan and Implementation | Elkhart, IN | River District Implementation Team

In partnership with urbanist Jeff Speck, developed master plan for rapidly emerging River District adjacent to downtown Elkhart with focus on a world-class streetscape and public realm; ambitious, dense, pedestrian-oriented redevelopment program; and innovative district parking and autonomous mobility strategies. The plan guides our client from vision plan through detailed documentation and implementation support with first-phase construction commencing in 2018.

Industrial District and Corporate Office Park Vision Plan | Trumbull, CT | Town of Trumbull

Developed vision plans for two important districts in Trumbull, a regional office park including Unilever's world headquarters and an eclectic commercial light industrial area. Both districts constitute major job centers and tax contributors but have been in slow decline for decades. For each, we analyzed the area from an urban design and placemaking perspective and considered its redevelopment potential in light of current trends in real estate markets and employment. Our recommendations aim to reposition the districts for better employer attraction and retention by appealing to prevailing workforce lifestyle preferences. The plans focus on achievable implementation steps calibrated to the Town's fiscal capabilities and geared to maximize return on investment.

Suburban retrofit strategy | Wellington, FL | Village of Wellington

Suburban retrofit strategy to create mixed-use, walkable centers and a vibrant civic destination in the heart of suburban Wellington. The effort has unfolded through a progressive series of studies from helping Village staff and community advocates win Council and public support for their forward-looking vision to specific plans for catalytic redevelopment concepts at neighborhood hub locations to a detailed master plan for a reimagined civic core which is being implemented presently.

Downtown Hammond Master Plan | Hammond, IN | City of Hammond

In partnership with urbanist Jeff Speck, led master planning for downtown Hammond, Indiana. The plan channels new commuter rail service to Chicago and a burgeoning housing market into the foundation for long-term revitalization supported by strategic public realm investments and private development incentives along a core, 4-block stretch of the city's main street.

Morrissey Boulevard Development Master Plan | Boston, MA | Center Court Partners

Master plan for 2 million sf of mixed-use transit-oriented development in Boston's rapidly changing Dorchester neighborhood. The plan emphasizes creating a vibrant, walkable main street connecting this and adjacent developments to a nearby Red Line subway station and incorporates key public benefits such as open spaces, community services, and sea level rise resiliency measures.

Needham Street Development Master Plan | Newton, MA | Northland Investment Corporation

Plan for transforming a low-density suburban site into an authentic urban village that strengthens the surrounding neighborhood and introduces new housing and retail choices into a district long starved for both. Redevelopment will replace the non-historic elements with more than 1 million sf of walkable stores, offices, and multifamily housing.



Chris McCardell, LSRP

NEW JERSEY ENVIRONMENTAL
SPECIALIST

36
YEARS EXPERIENCE

Chris has over 30 years' experience with the management and execution of investigation and remediation of contaminated sites for various petroleum, transportation, and industrial projects. He currently serves as project manager and Licensed Site Remediation Professional (LSRP) on remediation projects for major petroleum, research facility, and transportation customers. He is responsible for negotiations with regulators, preparing work plans, and developing and implementing strategies for remediating numerous sites. His focus is primarily on leading sites through the NJDEP Site Remediation Program and EPA/TSCA (PCBs) regulatory processes. Chris is proficient with petroleum remediation techniques including multi-phase extraction, soil vapor extraction and product recovery systems. Many of the sites he has consulted on involved redevelopment of parcels contaminated with PCBs and pesticides. He has worked on many projects involving on-site bioremediation of soil contaminated by solvents, gasoline, and fuel oil. He also supervised underground storage tank removals and evaluated contaminant impact, and performed environmental site assessments and sensitive receptor surveys. He formerly served as portfolio manager on multi-site remediation projects for two major petroleum customers on approximately 100 sites throughout New Jersey.

EDUCATION

Bachelor of Arts, Biological Sciences, University of Delaware

RELEVANT EXPERIENCE

Former Research and Development Facility | Plainsboro, New Jersey | Licensed Site Remediation Professional

Responsible for assessment and delineation of a former research and development facility to determine the extent of historic material's handling and storage concerns. Past chemical handling and storage practices at the facility led to accidental releases of chlorinated volatile organics into site soils, which subsequently impacted groundwater. Investigative methods included borehole geophysics, rock coring, soil sampling, and well installation and sampling. Preliminary investigative methods included document reviews and aerial photograph assessments. Pilot-testing of in-situ remedial technologies that used anaerobic dehalogenation to enhance the rate of VOC attenuation was conducted in several areas of the site. The results were evaluated and indicate the treatments will be effective in a source-area application of the remedial technology.

Additional areas of the site were pilot-tested for remediation by SVE technology. An SVE system was installed and is currently operating to remove chlorinated VOCs from the subsurface. Other areas of the site were impacted by PCBs and required preparation and submittal of multiple TSCA applications (using both Self-Implementing Cleanup Plans and Performance-based disposals), which were approved by EPA. Subsequent implementation of the TSCA plans resulted in cleanup to the target concentrations and close out of each area in accordance with NJDEP and EPA/TSCA regulations. Remedial Action Permits for specific areas of the site were obtained and are now in the monitoring phase.

Petroleum Refinery | New Jersey | Licensed Site Remediation Professional

Responsible for guiding the investigation and remediation of eight separate petroleum spills within the refinery property. Also provides regulatory guidance and consulting on other issues that arise relative to the refinery, including PFAS investigation, deed notice issues, and permitting issues.

Petroleum Refinery | New Jersey | Project Manager

Responsible for guiding the investigation and planned remediation of PCBs within and adjacent to the refinery property. Includes strategy development, interactions with EPA/TSCA group, and coordination of investigation program with NJDEP-focused consultant (non-TSCA issues).

Multi-site Investigation/Remediation for Private Institution | Mercer County, New Jersey | Licensed Site Remediation Professional

Currently conducting investigation and remediation of several sites throughout a private institutional campus as these areas are undergoing large-scale property redevelopment. Includes soil investigation and disposal management, work plan development, evaluation of soil reuse options, remedial investigation activities, and regulatory compliance.

Retail Service Stations | Various, throughout southern New Jersey | Licensed Site Remediation Professional

Responsible for assessment and remediation of a 9-site portfolio of retail gas stations. Includes groundwater trend analysis, implementation of groundwater permit conditions, Remedial Action Permit (RAP) application submittals, report preparation and submittals, issuance of Response Action Outcomes (RAOs), and biennial certifications.

Rail Yard Facility | Philadelphia, Pennsylvania | Project Manager

Responsible for site-wide remedial investigation to determine effects of historic operations on site conditions. Further investigated source and extent of diesel fuel in subsurface to enhance active recovery operations. Also, responsible for PCB testing related to Pollution Minimization Plan (PMP) and NPDES Discharge reporting.

Agricultural Use Area/Warehouse Facility | Harrison Township, New Jersey | Licensed Site Remediation Professional

Developed and implemented a remedial strategy for an agricultural use/warehouse facility that was impacted with historically applied pesticides. Included initial steps to get the client into regulatory compliance and a full review of the site's regulatory history. Investigation and remediation of several AOCs were completed and an unrestricted RAO was issued for the site.

PCB Removal and Site Restoration, Off-Property Rail Facility | Wilmington, Delaware

Planned and implemented a PCB-contaminated soil remediation at an off-property rail facility in accordance with a joint agency Remedial Action Work Plan to address both DNREC and EPA (TSCA Self-Implementing Cleanup Plan) requirements. Secured all necessary permits and work plan approvals, including remedial action/self-implementing cleanup plan, sedimentation/erosion control plans, building permits, and zoning variance. Conducted remediation of PCB-contaminated soils and implemented site restoration plans. Obtained site closure.

Former Debris Area Remediation | Plainsboro, New Jersey | Licensed Site Remediation Professional

Responsible for assessment, delineation, and remediation of a former debris area to determine the extent of historic debris disposal concerns in accordance with a NJDEP-approved Remedial Action Work Plan. Past unauthorized dumping and poor handling practices at the facility led to accidental releases of PCBs, sealed radioactive sources, and solvents in the subsurface soil. PCB-related portion of investigation was done according to TSCA Self-Implementing Cleanup Plan. Excavation and disposal of contaminated soil was conducted. On-site reuse of a portion of the excavated soil was determined to be appropriate end use and resulted in significant project savings.

Former Retail Service Station | Plainsboro, New Jersey | Licensed Site Remediation Professional

Responsible for assessment and delineation of a former gasoline service station to determine the extent of historic materials handling and storage concerns. The investigation of historic potential source areas was conducted, and an unrestricted use RAO has been issued for the site.

Former Asphalt/Roofing Products Facility | Matawan, New Jersey | Licensed Site Remediation Professional

Responsible for investigation and remediation of a chlorinated solvent issue related to former operations at an asphalt/roofing products facility. Included delineation of contaminated groundwater, investigation of historic fill issues, and pilot testing of in-situ dechlorination processes. Included all aspects of the Site Remediation Program process, including public notice, receptor evaluation, and Remedial Priority Scoring system evaluation.

Former Baking Facility | Paterson, New Jersey | Licensed Site Remediation Professional

Responsible for the investigation and remediation of contaminated soil and groundwater related to former operations of a commercial baking facility. Petroleum hydrocarbon contamination of soil and groundwater were investigated. Included all aspects of the Site Remediation Program process, including public notice, receptor evaluation, and Remedial Priority Scoring system evaluation.

An aerial, black and white photograph of a city street. The street runs diagonally from the bottom left towards the top right. On the left side of the street, there are several large, rectangular buildings, some with flat roofs and others with more complex structures. There are also some trees and smaller structures. On the right side of the street, there are more buildings, some of which appear to be multi-story. The overall scene is a dense urban environment.

3 RELEVANT EXPERIENCE

Gateway Catalyst Project | Idaho Falls, ID

Similar EPA Brownfield Grant Experience

With nearly 75 brownfield specialists throughout the U.S., Stantec's National Brownfields & Community Revitalization Program (BCRP) builds sustainable brownfield programs for communities of all shapes and sizes. From Alaska to Florida and Maine to Hawaii, we assist communities in leveraging grants and technical expertise to build strong revitalization programs that fuel public-private partnerships.

When it comes to EPA Brownfield Grants, we are the experts. The Stantec team has assisted with 430 EPA Brownfield Grants totaling nearly \$163M. As part of the Fiscal Year (FY) 2021 grant competition alone, we assisted with 41 successful applications totaling \$20M, approximately 30% of all funding awarded last year. During the FY2022 competition, we assisted with 73 applications with a total potential award value of \$40M (announcements anticipated in Spring 2022).

Given the extensive amount of Stantec's EPA Brownfield Grant experience over the past 20 years, the following table only includes recent grant experience within EPA Regions 1 and 2 (2013-2022) and within EPA Regions 3-10 (generally 2019-2021). Figure 1 on page 20 depicts the locations of Stantec offices and Brownfield Grant clients throughout the US. Contact information for our current clients can be provided upon request.

EPA Region	Agency, State	FY	Grant Type	Amount
1	Portland Harbor Commission, ME	2015	CWA	\$350,000
1	Northeastern Vermont Dev. Association, VT	2018, 2021	CWA Coalition	\$1,200,000
1	Town of St. Johnsbury, VT	2021	Cleanup	\$500,000
1	Addison County Regional Planning Commission, VT	2022	CWA	\$500,000
2	City of Rochester, NY	2013	CWA	\$300,000
2	City of Rochester, NY	2014	CWA	\$200,000
2	City of Rochester, NY	2018	Cleanup	\$200,000
2	Greater Syracuse Land Bank, NY	2019	CWA Coalition	\$600,000
2	Wayne County, NY	2020	CWA Coalition	\$500,000
2	Wayne County, NY	2022	RLF	\$800,000
3	City of Danville, VA	2019	CWA	\$300,000
3	Altavista, VA	2020	CWA	\$300,000
3	City of Bristol, VA	2020	CWA	\$300,000
3	Northampton County, VA	2021	CWA	\$300,000
3	Virginia DEQ	2021	CWA	\$300,000
3	Bluefield, WV	2021	Cleanup	\$200,000
4	Canalen, SC	2019	CWA	\$300,000
4	City of College Park, GA	2019	CWA	\$300,000
4	College Park Bus. & Ind. Dev. Auth. (BIDA), GA	2019, 2021	Cleanup, Multipurpose	\$1,300,000
4	City of East Point, GA	2019	CWA	\$300,000
4	City of Albany, GA	2020	RLF	\$800,000

EPA Region	Agency, State	FY	Grant Type	Amount
4	Albany Museum of Art, GA	2020	Cleanup	\$350,000
4	Anderson City, SC	2020	CWA	\$300,000
4	Gastonia, NC	2020	CWA	\$300,000
4	City of Salisbury, Kessler Mill, NC	2020	Cleanup	\$500,000
4	City of Albany, GA	2021	CWA	\$300,000
4	Butler Heritage, SC	2021	Cleanup	\$240,000
4	City of College Park, GA	2021	CWA, Cleanup	\$65,000
4	Town of Dixiel, NC	2021	Cleanup	\$500,000
4	City of Florence, SC	2021	CWA	\$300,000
4	Tarboro, NC	2021	CWA	\$300,000
4	Warrenton, NC	2021	CWA	\$300,000
5	City of Peoria, IL	2019	CWA	\$300,000
5	Dakota County CDA, MN	2019	CWA Coalition	\$600,000
5	Sheboygan County, WI	2019	CWA	\$300,000
5	Calumet County, WI	2019	CWA	\$300,000
5	City of Green Bay, WI	2019	CWA	\$300,000
5	Green Bay Redevel. Authority, WI	2019	Cleanup	\$500,000
5	Arrowhead Regional Dev. Corporation, MN	2020	CWA Coalition	\$600,000
5	City of Peoria, IL	2020	Cleanup	\$500,000
5	City of Brillion, WI	2020	Cleanup	\$500,000
5	City of Green Bay, WI	2020	RLF	\$800,000
5	Washington County, WI	2020	RLF Coalition	\$800,000
5	City of Mankato, MN	2021	CWA	\$300,000

EPA Region	Agency, State	FY	Grant Type	Amount
5	Washington County Community Development Authority (CDA), MN	2021	CWA Coalition	\$600,000
5	City of Marikowoc, MN	2021	CWA Coalition	\$600,000
5	City of Stevens Point, WI	2021	CWA	\$300,000
6	El Paso Downtown Management District, TX	2020	CWA Coalition	\$600,000
6	City of Dallas, TX	2020	CWA Coalition	\$600,000
6	Bernalillo County, NM	2020	CWA Coalition	\$600,000
6	Chicot County, AR	2021	CWA	\$300,000
6	City of Austin, TX	2021	CWA Coalition	\$600,000
6	Houston Land Bank, TX	2021	CWA Coalition	\$600,000
7	Howardville Community Betterment Committee, MO	2021	CWA Coalition	\$600,000
7	City of Tapoka, KS	2021	CWA	\$300,000
8	Fremont County, CO	2018	CWA Coalition	\$600,000
8	Carbon County, UT	2018	CWA Coalition	\$600,000
8	City of Colorado Springs, CO	2019	CWA Coalition	\$600,000
8	City of Aberdeen, SD	2020	CWA	\$300,000
8	City of Trinidad, CO	2021	CWA Coalition, Cleanup	1,100,000
8	City of Mandan, ND	2021	CWA	\$300,000
8	Canon City, CO	2021	Multipurpose	\$800,000
9	Salt River Pima Maricopa Indian Community, AZ	2021	Multipurpose	\$800,000
9	Northern Arizona CCG (Apache, Coconino, Navajo and Yavapai Counties), AZ	2019	CWA Coalition	\$600,000
9	National Development Council, CA	2019	CWA Coalition	\$600,000
9	Cochise County, CA	2019	CWA Coalition	\$600,000
9	Fresno, CA	2020, 2019	CWA Coalition, RLF	\$1,400,000
9	Richmond Community Foundation	2020	CWA	\$300,000

EPA Region	Agency, State	FY	Grant Type	Amount
9	Navajo Nation	2021, 2022	EJ, SSA	\$475,000
9	Los Angeles, CA	2018, 2019	Cleanup Grant x2	\$1,500,000
10	Grays Harbor Council of Governments (Grays Harbor County), WA	2019, 2017	CWA Coalition	\$1,200,000
10	City of Spokane, WA	2019, 2017, 2015	Cleanup x3, CWA x2	\$1,600,000
10	City of Beaverton, OR	2019	CWA	\$300,000
10	Prosper Portland, OR	2019	Cleanup	\$500,000
10	Port Gamble-Skallam Tribe, WA	2020	CWA	\$300,000
10	Harney County, OR	2020	CWA Coalition	\$600,000
10	Coquille Indian Tribe, OR	2020	SSA	\$350,000
10	City of The Dalles, OR	2020	CWA Coalition	\$500,000
10	Baker Technical Institute, OR	2020, 2021	Cleanup, CWA Coalition	\$1,100,000
10	Confederated Tribes of the Grand Ronde, OR	2021	Multipurpose	\$800,000
10	City of Chiloquin, OR	2021	CWA	\$300,000
10	South Central OR Economic Dev. Dist., OR	2018, 2021	CWA Coalition	\$1,200,000
10	Benlon-Franklin CCG, WA	2021	CWA Coalition	\$600,000

CWA = Community-Wide Assessment
EJ = Environmental Justice
RLF = Revolving Loan Fund
SSA = Site Specific Assessment

We leverage best practices throughout all phases of brownfields redevelopment and utilize proven strategies to help our clients maximize each dollar of funding. Below are some examples of how Stantec is helping our clients throughout the US build and strengthen their brownfield redevelopment programs.

Region 1 – New England

The Stantec team has assisted four EPA brownfield grant clients in region 1 with three assessment grants, one cleanup grant, and one FY2022 EPA brownfield grant application. Over the past three years we've assisted the Northeastern Vermont Development Association (NVDA) with securing and implementing \$1.2M of EPA Brownfield Assessment Coalition Grants awarded in 2018 and 2021- the largest assessment grant awards in New England in nine years. To date we've assisted the NVDA in assessing 20 properties, half of which have already enrolled in the state's Brownfields Reuse and Environmental Liability Limitation Agreement Program (BRELLA) to pursue certificates of completion. In 2021 we also assisted the Town of St. Johnsbury, a Coalition member, in successfully applying for \$500,000 of EPA brownfield cleanup grant additional funding to support redevelopment of the historic St. Johnsbury Armory Building. We are currently assisting the Town with implementing the grant funded activities, which include abatement of asbestos, lead-based paint and PCB-containing building materials.

Region 2 – New Jersey, New York, and Puerto Rico

The Stantec team has assisted three EPA brownfield grant clients in region 2 with six assessment grants, five cleanup grants, one RLF grant, and one FY2022 EPA brownfield grant application. Over the past 20 years, we've assisted the City of Rochester, New York, with securing and/or implementing more than \$2 million in EPA Brownfield Grant funding. We're also currently assisting the Greater Syracuse Land Bank (GSLB), New York, with implementing a \$600,000 Assessment Coalition Grant awarded in 2019. Over a two-year period, we have initiated assessments on 18 sites, including purchase offers on six brownfields. Additionally, in 2020, Stantec assisted Wayne County with securing \$600,000 of Assessment Coalition Grant funding, after the County had applied unsuccessfully on their own over a period of eight years.

Our exceptional grant application track record in region 2 led to us being selected as the only consultant to co-present alongside EPA Region 2 staff in the regional webinar "EPA Grant Writing Tips: Tools to Defeat Your ARC Nemesis". Chris Gdak was invited to perform an analysis of recent region 2 brownfield grant applications and suggest strategies for improved performance.

Region 3 – Mid-Atlantic

The Stantec team has assisted 17 EPA brownfield grant clients in region 3 with 21 assessment grants, one cleanup grant, and seven FY2022 EPA brownfield grant applications. In West Virginia we're leveraging various sources of funding to complete dozens of regulated building materials (RBM) surveys and abatement plans to support restoration and/or demolition activities. For example, during 2020-2021 Stantec provided asbestos inspections, plans, specifications, cost estimates, abatement/demolition bid documents, and oversaw demolition activities for 59 structures located throughout the City of Clarksburg. Additionally, in 2021, we assisted the City of Bluefield Economic Development Authority with securing a Cleanup Grant which is being utilized to remediate a vacant block in downtown that once housed various commercial businesses.

Region 4 – Southeast

The Stantec team has assisted 135 EPA brownfield grant clients in region 4 with 155 assessment grants, three area-wide planning grants, 64 cleanup grants, 12 RLF grants, and 26 FY2022 EPA brownfield grant applications. Within Region 4 we have worked with a number of communities to leverage multiple grants in order to catalyze community driven revitalization initiatives. In Albany, Georgia we were able to help the City secure two assessment grants and an RLF Grant that has been leveraged to revitalize several blighted properties in downtown. One of the properties was gifted to the Albany Museum of Art, and we helped the museum secure a \$400,000 cleanup grant to address soil and ground water impacts, as well as abatement of asbestos and lead-based paint to prepare for renovations.

Region 5 – Great Lakes/Upper Midwest

The Stantec team has assisted 35 EPA brownfield grant clients in region 5 with 46 assessment grants, three area-wide planning grants, 11 cleanup grants, seven RLF grants, and nine FY2022 EPA brownfield grant applications. Over the past 20 years our key staff have assisted some of the most successful EPA brownfield grant programs in the region, including back-to-back National Brownfield Renewal Economic Impact Award Winning Projects awarded to the cities of Wausau and Neenah, Wisconsin, and recent awards from EPA and American Planning Association (APA).

Region 6 – South Central

The Stantec team has assisted 11 EPA brownfield grant clients in region 6 with nine assessment grants, two cleanup grants, one multi-purpose grant, and four FY2022 EPA brownfield grant applications. Since 2020 the Stantec team has assisted the cities of Austin, Dallas, El Paso, and the Houston Land Bank, Texas, and Bernalillo County, New Mexico, each secure \$600,000 EPA brownfield assessment coalition grants to support their brownfield redevelopment programs.

Region 7 – Lower Midwest

The Stantec team has assisted four EPA brownfield grant clients in region 7 with six assessment grants and two FY2022 EPA brownfield grant applications. We're currently assisting the City of Topeka and the Flint Hills Regional Council in Kansas with implementing \$1.2M of EPA brownfield assessment grants awarded since 2017. Funds are being leveraged to build sustainable brownfield reuse and revitalization programs in each community.

Region 8 – Mountains/Plains

The Stantec team has assisted 18 EPA brownfield grant clients in region 8 with 18 assessment grants, one area-wide planning grant, one cleanup grant, one multi-purpose grant, and four FY2022 EPA brownfield grant applications. We also have experience with other funding sources. For example, we have secured over \$20M for assessment/cleanup activities from the State of Colorado.

Region 9 – Southwest

The Stantec team has assisted 20 EPA brownfield grant clients in region 9 with 21 assessment grants, three cleanup grants, one multi-purpose grant, one RLF grant, and six FY2022 EPA brownfield grant applications. We're assisting some of the largest metropolitan areas in the US including Fresno and Los Angeles, California, and Clark County/Las Vegas/Henderson, Nevada, and Phoenix, Arizona) by strengthening their programs with supplemental EPA brownfield grant funding.

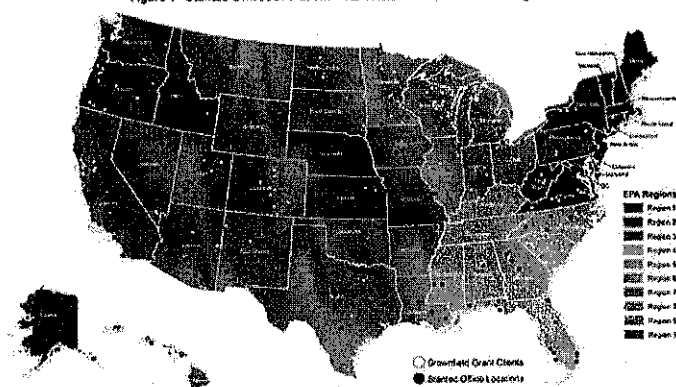
Region 10 – Northwest

The Stantec team has assisted 37 EPA brownfield grant clients in region 10 with 34 assessment grants, one area-wide planning grant, five cleanup grants, and 11 FY2022 EPA brownfield grant applications. In 2017 we assisted the Municipality of Anchorage (MOA), Alaska, in securing their initial \$300,000 CWA grant. In a period of 18 months, we helped MOA complete successful implementation and secure a supplemental \$600,000 Assessment coalition grant (awarded in 2019). During the past 5 years we've also assisted the City of Spokane, Washington in securing over \$1.6M in EPA brownfield grant funding. The revitalization of Spokane's 100+ acre Riverfront Park has been featured as a national success story by EPA and the project is currently under consideration for an EPA Phoenix Award.

Through this experience, we've become intimately familiar with EPA and other agency requirements and expectations, including Quality Assurance Project Plans (QAPPs), Sampling and Analysis Plans (SAPs), Health and Safety Plans (HASP), Phase I and II ESAs, Analysis of Brownfield Cleanup Alternatives (ABCAs), eligibility determinations and all types of reporting. This experience will speed agency approval and efficiencies, saving grant funds for site-specific activities. The project will meet EPA requirements, while providing flexibility to respond to redevelopment opportunities, public input, and evolving priorities.

Project descriptions and references for select EPA brownfield grants involving key staff identified in this proposal are provided on pages 22-29.

Figure 1 - Stantec Offices and Brownfield Grant Client Locations throughout US



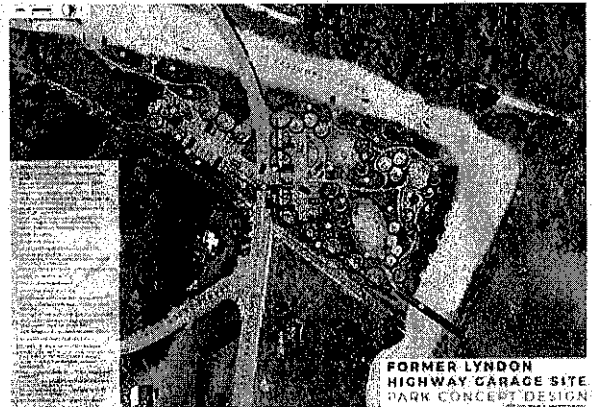
Northeastern Vermont Development Association (NVDA) EPA Brownfield Assessment Coalition Grants

St. Johnsbury, VT

Stantec team members Chris Gdsk and Steven Campbell assisted the NVDA with securing/ implementing a total of \$1,200,000 of EPA Brownfield Assessment Coalition Grant funding as part of the 2018 and 2021 grant competitions – the largest Assessment Grant awards in New England since 2011! The FY2018 Grant was substantially completed one year ahead of schedule. Implementation accomplishments included developing project webpage content and related outreach materials; facilitating community outreach and engagement activities; and completing 11 Phase I ESAs, 13 Phase II ESAs, 2 Regulated Building Materials (RBM) Surveys, 2 Analysis of Brownfield Alternatives (ABCAs) and 4 Cleanup Action Plans (CAPs). 8 of the sites assessed were enrolled in the state's BRELLA (Brownfields Reuse Environmental Liability Limitation Act) Program. Stantec also assisted property owners with securing additional funding from the State Brownfield Program to further assessment and cleanup activities. Over \$30 million of public and private funding was leveraged for cleanup and redevelopment activities.

Stantec also assisted the NVDA with securing and implementing a second \$600,000 FY2021 Assessment Coalition Grant. Although the official start date was only 10/01/21, we secured EPA approval to start three months early and have already completed the EPA-approved CA Work Plan and Master QAPP update; secured eligibility approval for 13 sites; completed Phase I ESAs for 4 sites; Phase II ESAs for 8 sites have been completed or are in progress; Regulated Building Materials (RBM) Surveys for 2 sites are in progress; and Corrective Action Plans (CAPs) for 3 sites have been completed or are in progress. In addition, 8 of the 13 sites approved for funding have been enrolled in the state's BRELLA Program and nearly \$2M of public and private funding has been leveraged to date for cleanup and redevelopment activities.

Reference
David Snedeker, Executive Director
NVDA
(802) 748-8303
dsnedeker@nvda.net





Greater Syracuse Land Bank (GSLB) EPA Brownfield Assessment Coalition Grant

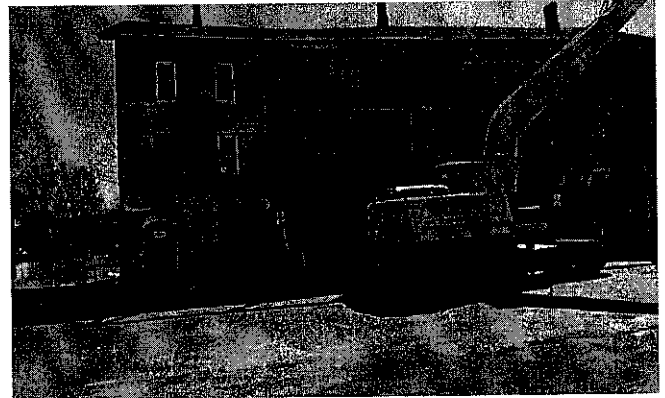
Syracuse, NY

In 2019, Stantec team members Chris Gdak, Andrea Pedersen and Mike Storonsky assisted the GSLB with securing \$600,000 of CWA Coalition Grant funding – the largest CWA grant awarded in New York since 2013. After previously applying unsuccessfully on their own as a solo applicant, Stantec was procured by the GSLB for assistance writing a CWA Grant application and forming a strategic coalition with the Syracuse Industrial Development Agency (IDA) and Onondaga County IDA. Notice of grant award from EPA was issued in May 2019. Following the notice of award, Stantec prepared the EPA-approved CA Work Plan and the Master QAPP.

We have prepared 19 Phase I ESAs and eight Phase I ESA Updates. Phase II ESA activities have been completed on 11 properties. Sampling and Analysis Plans have been, or are being, prepared for four more sites. As a result of the Phase I and/or Phase II ESAs that have been completed, purchase offers have been received on five brownfields, several other brownfields are presently on the market for disposition and reuse, and GSLB was able to successfully obtain a Targeted

Brownfields Assessment grant for another Phase II ESA. Additionally, we positioned the GSLB Coalition to apply for additional funding during the FY2022 grant competition. The project is anticipated to be completed four months ahead of the allotted three-year grant implementation schedule.

Reference
Katelyn Wright, Executive Director, GSLB
(315) 422-2301
kwright@syracuselandbank.org



Wayne County Brownfield Grant Services utilizing EPA, HUD and NYS DED Funding

Wayne County, NY

In 2019 Wayne County Industrial Development Agency (IDA) received a grant from the New York State (NYS) Department of Economic Development (DED) to complete a comprehensive inventory of potential brownfields and highlight potential redevelopment opportunity sites within Wayne County. Stantec was selected by Wayne County IDA to implement the grant funded work. Steve Campbell and Aaron Wisner assisted with: development of a County-Wide Inventory (CWI) of potential Brownfield Sites; screening each site in the inventory using a scoring matrix developed specifically for the County to establish development priorities; and using a Strength Weakness Opportunity and Threats (SWOT) analysis to further evaluate sites that scored the highest during the scoring matrix process. The inventory project identified approximately 60 priority brownfields.

In 2020, Stantec team members Steve Campbell, Chris Gdak and Andrea Pedersen assisted Wayne County with securing \$600,000 of CWA Coalition Grant funding. After previously applying unsuccessfully on their own over a period of eight years, Stantec was procured by the Wayne County for assistance writing a CWA Grant application and forming a strategic coalition with the Wayne County

Land Bank, the Village of Newark and the Towns of Lyons and Arcadia. Notice of grant award from EPA was issued in May 2020 and to date we've prepared the EPA-approved CA Work Plans, a Master QAPP, 17 Phase I ESAs, six Sampling and Analysis Plans, two reuse planning studies, as well as project webpage content, fact sheets, and related outreach materials. Our work on the CWA has also resulted in an investigation and cleanup project for a former cold storage facility using \$300K of Community Development Block Grant (CDBG) funding. We also assisted the County in applying for \$1M of EPA Brownfield Revolving Loan Fund (RLF) Grant funding as part of the 2022 EPA grant competition. Award announcements are anticipated to occur in early May 2022.

Reference
Ora Rothfuss
Planner, Wayne County
(315) 946-7692
orothfuss@co.wayne.ny.us

City of Rochester EPA Brownfield Assessment, Cleanup & RLF Grants

Rochester, NY

Stantec has been performing brownfield projects for Rochester for more than 20 years, totaling almost \$7M in services, including projects funded using EPA Brownfield Grants. Below is a summary of services provided:

Using a 2003 EPA Cleanup Grant, Stantec successfully remediated a public park that was the site of three former gasoline stations.

Using a 2003 EPA Assessment Grant, Stantec performed a site investigation, evaluation of remedial alternatives, and selection of a preferred remedial alternative of a former Collision shop. This site was successfully remediated by Stantec using a 2006 EPA Cleanup Grant.

The City's EPA RLF Grant was successfully used in 2012 for a long-time manufacturer for whom Stantec performed an in-situ reductive dechlorination groundwater treatment program and quarterly groundwater monitoring to document its performance.

Stantec assisted the City with successful preparation of the 2013 Cleanup Grant application for a former auto repair and dry cleaning facility, for which Stantec previously performed an EPA Brownfield Grant-funded site assessment and which we remediated using the 2013 Cleanup Grant.

During 2013, Stantec performed a Remedial Investigation which was partially funded by an EPA Brownfield Assessment Grant at a former 100+ year old factory for a not-for-profit developer who subsequently completed remediation of the Site pursuant to the NYSDEC Brownfield Cleanup Program. The site was redeveloped as a 71-unit special needs housing development.

Stantec performed a Phase I ESA in 2013, and a Phase II ESA in 2015 at a former gas station and auto repair facility using EPA Brownfield Assessment Grant funding.

During 2008 & 2016, Stantec performed Phase I and/or Phase II ESAs of different portions of a former oil refinery using EPA Brownfield Assessment Grant funding.

During 2018, Stantec performed cleanup grant writing for the Reynolds Street Brownfield project, a former gasoline service station, for which we successfully completed cleanup activities in 2021.

Numerous other EPA Brownfield Assessment Grant funded Phase I and Phase II ESAs have been performed by Stantec for the City over a period of many years.

Reference
Joe Biondolillo, Associate Environmental Specialist, City of Rochester

(585) 428-6649

Joseph.Biondolillo@cityofrochester.gov

**top image courtesy of SWBR Architects*





South Central Oregon Economic Development District (SCOEDD) - EPA Brownfield Assessment Coalition Grants

Lake County, OR

Cardno, now Stantec, is currently contracted with the SCOEDD to execute the technical and programmatic services associated with its current EPA Brownfields Coalition Assessment. Coalition partners include:

- Lake County
- The City of Paisley
- The Town of Lakeview

Cardno now Stantec team member Carolyn Weaver, in partnership with the Coalition members, authored the successful FY2018 grant application, which was awarded after a single submission. The goal of the project is to assess targeted brownfields sites within the referenced jurisdictions and ultimately develop reuse and revitalization plans that will suit the unique needs of this rural coalition.

During the FY 2018 grant, Cardno completed 11 Phase I ESAs, six lead-based paint and asbestos surveys, eight Phase II ESAs, and eight public engagement meetings. The grant has also funded a countywide GIS-based Development Opportunity Inventory, reuse plans for two

lumber mill sites, and a Development Demand Analysis. Three successful property transfers have occurred as a result Cardno's due diligence work.

Weaver, with input from the coalition members, wrote a subsequent FY21 EPA Brownfields Coalition Assessment grant to continue the work of this vital project. SCOEDD is also considering a future EPA Revolving Loan Fund project to move these sites and others in its jurisdiction to the next stages of remediation and then reuse.

Reference

Ginger Casto

Rural Development Specialist

gingroasto@aol.com;

541 944 8176



Harney County, Oregon - EPA Brownfield Assessment Coalition Grant

Harney County, OR

Cardno, now Stantec, was contracted with Harney County to write and implement its FY2020 EPA Brownfields Coalition Assessment grant project. Coalition partners include the following entities:

- Harney County
- The Town of Hines
- The City of Burns

In partnership with the Coalition members, Cardno now Stantec team member Carolyn Weaver authored the successful grant application in order to initiate a project to assess targeted brownfields sites within the stated jurisdictions and to tailor reuse and revitalization plans that would suit the unique needs of these rural partners. To jump start the effort, Cardno initiated pre-award services including:

- A countywide GIS-based Development Opportunity Inventory
- A Generic Quality Assurance Project Plan
- Developed a Community Involvement Plan

The first community engagement meeting was held on October 7, 2020. Since then, two additional engagement meetings and two planning presentations have been conducted. Ten Phase I ESAs and seven Phase II ESAs have been completed. The Cardno, now Stantec, team have facilitated the development of a Brownfield Economic Development District Plan and a site disposition strategy with subsequent developer RFP. The project is on target to close ahead of schedule.

Reference

Judge Pete Runnels

Project Director

pete.runnels@co.harney.or.us

541 573 6356



4 OTHER AREAS OF EXPERTISE

Kent Highlands Landfill Reuse Concept | Kent, WA

We support all phases of brownfield redevelopment projects, including grant application/funding assistance, public involvement, environmental site assessments (ESAs), remediation, redevelopment planning, real estate strategy, all disciplines of architecture and engineering, as well as construction/asset management. Our diverse team of local technical professionals work closely with our brownfields grant specialists to apply innovative technologies and best practices to achieve community revitalization goals.

BROWNFIELD INVENTORY AND SITE PRIORITIZATION

Our team can work with you to enhance and update the preliminary inventory of brownfields and to prioritize sites and target areas that have the greatest opportunity to provide near- to mid-term community benefits. We have assisted clients on more than 200 EPA Brownfield Community-Wide Assessment (CWA) Grant projects in completing a broad spectrum of brownfield inventory and prioritization tasks customized to their specific target areas, interests, and needs. These include GIS analyses encompassing data for thousands of parcels, windshield surveys, incorporation of information from federal and state environmental databases into GIS and integrating new types of data into GIS (such as georeferenced images of historic Sanborn fire insurance maps).

We have also assisted EPA Brownfield CWA Grant recipients in conducting a broad spectrum of prioritization activities focused on sites identified as part of brownfield inventories as well as additional sites that are typically nominated or identified during later stages of the project. For EPA Brownfield Grant projects, the prioritization is typically based on a combination of economic development, environmental, and social/community priority criteria. Beyond site eligibility and project feasibility, the specific criteria as well as their relative assigned "point weightings" are tailored to a specific client or neighborhood's priorities.

We have developed a wide range of community exercises that can be integrated with the inventory and outreach tasks and used to solicit input on various site prioritization criteria. The assigned scores or ranking are used as one factor in prioritizing sites for use of funding or soliciting additional community input. Other factors considered include logistics such as stakeholder interest and likelihood of securing access.

We are prepared to support Flemington Borough and its partners in whatever prioritization activities are requested. We will also offer recommendations for new and innovative activities that can enhance the way sites are selected for funding to further overall goals for the project, and establishing a strong and sustainable brownfield redevelopment program.

The inventory/prioritization process will be coordinated with local GIS departments. We will produce data in a manner that will interface with existing resources, so the inventory can serve as a long-term planning and economic development tool. It will also be useful in serving as a foundation for future EPA Brownfield Grants by providing evidence of the number of prioritized sites in need of assessment and cleanup/reuse activities.

SITE CHARACTERIZATION AND ASSESSMENT SERVICES

Phase I & II Environmental Site Assessments (ESAs)

Stantec has completed more than 500 Phase I ESAs as part of EPA Brownfields CWA Grant projects. We are experienced in the procedures specific to EPA, such as the All Appropriate Inventory (AAI) Checklist required for Phase I ESAs, as well as the specific challenges associated with conducting Phase I ESAs on brownfield sites in older areas, where: (a) previous occupants of the sites may not be available for interviews; (b) buildings or other structures that may offer clues to past areas of chemical and/or petroleum use and/or storage have long ago been demolished; and (c) some of the greatest potential environmental liabilities relevant to redevelopment may be associated with sources not typically identified through the standard Phase I ESA process (i.e., historic fill materials, illegal dumping, exposure to floodwaters, and exposure to atmospheric deposition from historic sources of air pollution not specifically associated with a target property). Our team will conduct Phase I ESAs for multiple brownfields incorporating the following standards:

- Stantec prepares site eligibility determination (ED) requests for agency approval. We also help collect information for compliance with Endangered Species Act (Section 7) & Historic Preservation (Section 106).
- We strictly adhere to American Society for Testing and Materials (ASTM) Standard E1527-21, 1903-11 and the AAI Rule.
- We align ESAs with anticipated near-term real estate transactions so that assessments are current at transfer of title, reducing the need for Phase I ESA updates for reports older than six months.
- Our Phase I ESA reports include site maps with GIS coordinates identifying historic and present-day environmental concerns. The maps can be subsequently adapted for use in Quality Assurance Project Plans (QAPPs) and Sampling and Analysis Plans (SAPs) required for Phase II ESAs, producing superior reports as well as time and cost savings for future work.

QAPPS, SAPS, and Health and Safety Plans (HASPS)

The EPA requires that an approved QAPP be in place before Phase II ESA activities are initiated. We have prepared several recent QAPPs for EPA Brownfields Grant projects that have been approved by EPA Region 2 and which incorporate all current EPA requirements associated with QAPPs. These QAPPs can be efficiently updated for use on this project, providing a significant cost savings and accelerated EPA review and approval time. This will greatly reduce lag time typically associated with preparing QAPPs, allowing for a quick response to time sensitive redevelopment opportunities that occur during the first three to six months of grant implementation. The EPA also requires SAPs

and HASPs for all sites where Phase II ESAs or other environmental testing is performed. The templates developed for other ongoing EPA Brownfield Grant projects managed by Stantec can be adapted for use on your project, also providing a cost saving and accelerated EPA and New Jersey Department of Environmental Protection (NJDEP) review times.

Phase II ESAs

Stantec has completed over 300 Phase II ESAs as part of EPA Brownfields CWA Grant projects. We understand that Phase II ESAs conducted as part of a brownfield program have different objectives than studies performed only to gain regulatory closure at a site where there are no redevelopment plans. We are experienced in designing and performing Phase II ESAs specific to brownfield issues and challenges, where sampling may need to encompass the entire site, as well as to consider existing or anticipated redevelopment plans which may provide opportunities to reduce site clean-up costs by incorporating construction design in the chosen remedy, such as strategically locating parking lots to cap contaminated soil. Therefore, we always consider reuse plans when determining appropriate ESA strategies.

Pre-Demolition/Renovation Surveys for Regulated Building Materials

For brownfields on which there are existing buildings that will be either demolished or renovated for adaptive reuse, EPA funding can be utilized to perform pre-demolition/renovation surveys for asbestos, lead-based paint and other hazardous building materials. Stantec will complete the surveys utilizing West Virginia-certified staff who specialize in this work. The QAPP template that Stantec utilizes for our EPA CWA Grant projects includes documentation for laboratories specializing in these types of analyses. The template includes standard operating procedures (SOPs) specific to pre-demolition testing, including testing for hazardous materials of emerging concern such as polychlorinated biphenyls (PCBs) in window caulk.

In addition, we have developed templates for both site-specific and area-wide SAPs specific to pre-demolition testing activities that can be cost effectively adapted for use on this project. We are experienced in designing pre-demolition scopes to accommodate either renovation or demolition, and in working with property owners and developers on the challenges associated with performing "destructive testing" where required on roofing materials or in occupied living spaces.

COMMUNITY ENGAGEMENT

Our team has facilitated public outreach and engagement activities on more than 300 EPA Brownfield Grant projects. We understand that public outreach will garner ongoing program support, help secure additional funding, and is fundamental to developing a sustainable program. We routinely help our clients organize interactive public forums, create informational print and electronic media, and field stakeholder questions regarding site eligibility, stigmatization, and other concerns common to

brownfield revitalization programs. We help communities avoid controversy by crafting materials sensitive to public concerns. For instance, the term "brownfield" is often misunderstood and carries negative connotations. We make appropriate and carefully considered use of the term, utilizing alternative terminology, such as revitalization opportunity or catalyst site. We will work with your staff and project partners to coordinate brownfield outreach efforts including press releases, project fact sheets, and website materials to publicize the project and encourage stakeholder participation. We will assist with establishing and engaging with a Brownfield Advisory Committee (BAC), comprised of a diverse group of key stakeholders. We will utilize our extensive experience with one-on-one outreach to brownfield property owners, prospective purchasers, businesses and developers. Our in-depth understanding of common stakeholder concerns, effectively communicating with regulators, and conveying the benefits of participation in the project will help break down barriers to redevelopment.

Success of brownfield redevelopment is measured by client results and community support. Sustained outreach to the full range of stakeholders allows the redevelopment process to conclude with strong community backing. An effective public information campaign will build community excitement and encourage reinvestment.

Our team will continue with the momentum achieved through the Flemington Community Action Plan. Working with a coalition of local and regional partners, we led a community visioning and consensus building process to establish a shared vision and set of priorities for Flemington Borough's downtown revitalization. With this intimate knowledge and working relationships with key stakeholders, we are uniquely qualified to assist Flemington Borough with effective community engagement activities for this project.

CLEANUP AND REDEVELOPMENT PLANNING

Cleanup Planning

At sites found to have significant environmental impacts, and where engineered barriers and/or institutional controls are infeasible or insufficient as sole remedies, Stantec will utilize brownfield grant funding to develop ABCAs and/or Remedial Action Plans (RAPs). Where feasible, we incorporate cleanup activities into redevelopment plans to expedite delivery, save our clients' money, and turn liabilities into assets. We have experience planning and implementing site remediation projects that utilize a broad range of environmental cleanup technologies and meet EPA, NJDEP, and local regulatory cleanup standards and expectations.

This may include establishing site-specific cleanup levels and other state/federal regulatory requirements and evaluating institutional and engineering controls. Each remediation scenario presents a unique array of technical, regulatory and liability issues. These issues must be balanced in the most cost-effective and practical manner so that they protect public health and the

environment, meets public acceptance/consensus, client liability expectations and EPA, NJDEP and/or local regulatory program requirements.

By preparing cleanup plans, along with cleanup cost estimates, we can produce grant-ready sites, potentially eligible for cleanup and redevelopment funding. In cases where redevelopment has been stalled by uncertainty regarding cleanup costs, scheduling impacts, and site redevelopment constraints, removing these unknowns can result in deal ready and shovel-ready sites.

Remediation

Stantec has been very successful progressing sites through all phases of environmental remediation under the current NJDEP regulations since the Site Remediation Reform Act (SRRA) of 2009 instituted the Licensed Site Remediation Professional (LSRP) program. Our five LSRPs manage the performance of environmental remediation work in accordance with NJDEP regulations through:

- Preliminary Assessments,
- Site Investigations,
- Remedial Investigations,
- Remedial Actions,
- Issuance of Response Action Outcomes (RAOs), and
- Compliance and certification of Soil and Groundwater Remedial Action Permits.

Currently we are the LSRPs of record for dozens of sites in NJDEP's Site Remediation Program (SRP). The variety of sites we are responsible for include commercial, industrial, retail petroleum, former manufactured gas plant sites, and refineries, among others.

Our familiarity with the Site Remediation Program regulatory process allows us to advocate for our clients while remaining in compliance with applicable regulations. This has led to the issuance of RAOs since the institution of the LSRP program and will continue to be utilized to identify site-specific solutions to achieve regulatory closure of the sites we are responsible for.

Our professional staff have experience conducting site characterization, remedial investigations, remedial action implementations (excavation, chemical injections, slurry walls, soil vapor extraction systems, monitored natural attenuation, etc.) under the NJDEP's SRP for over 30 years. Our LSRPs' experience, combined with the availability of subject matter experts (SMEs) from throughout the country, ensure that Stantec is on the leading edge of remediation and can use these assets to the benefit of our clients.

Redevelopment Planning

To help address redevelopment challenges beyond environmental liabilities, our team includes unmatched expertise in utilizing EPA Brownfield Grant funding to perform various types of reuse planning activities. This includes infrastructure analyses, market demand studies, transportation studies, economic development strategies, design charrettes, site reuse plans, redevelopment and funding strategies either for individual sites or on an area-wide basis for priority brownfield target areas.

Stantec has been a national leader in implementing various types of area-wide and site-specific reuse planning as part of EPA Brownfields CWA Grant projects. We recognize that the goals of catalyzing redevelopment are more likely to be achieved when the EPA Brownfield Grants are used to support a process that integrates environmental assessment with planning, and economic analysis. AWP is especially relevant for neighborhoods where there are large numbers of small, scattered brownfield sites, for which it is particularly important to understand area-wide impediments to redevelopment. The AWP process can also serve as a platform for gaining meaningful input from neighborhood residents and project stakeholders on priorities and strategies for revitalization of the neighborhood as well as cleanup and reuse of individual sites.

Our team incorporates infrastructure analysis, land use planning, market research, and real estate strategy with cleanup plans to create aspirational – and achievable – plans, grounded in the realities of market, culture, and place. An example of this type of work is the recently completed Flemington Community Action Plan.



Flemington Community Action Plan
Flemington, NJ

BUILDING COMMUNITY CONSENSUS AROUND A SHARED VISION FOR DOWNTOWN FLEMINGTON'S FUTURE AND THE PRIORITIES AND STRATEGIES TO ACHIEVE IT.

Working with a coalition of local and regional partners, we led a community visioning and consensus building process to establish a shared vision and set of priorities for Flemington Borough's downtown revitalization. Recommendations focused on actionable projects and policies that can be achieved in the following 1-3 years to build significant momentum in new housing development, placemaking, neighborhood walkability,

and other concerns critical to positioning Flemington as a destination for today's and tomorrow's knowledge workers, creatives, and entrepreneurs.

Recognizing the accentuated opportunity for attractive, livable, walkable communities within the greater New York City and Philadelphia metro areas in the post-Covid economy, the plan emphasized immediate implementation steps that could catalyze progress before the process was even complete – including directing public realm investments and negotiations with newly interested developers using funding and resources readily available.

Critical Strategy: Cohesive Corridor

Several recommendations coalesce along a corridor of opportunity connecting Stangl Road with Main Street alongside many of Flemington's most impactful future development sites.

Components of this "cohesive corridor" include:

- **Continuous pedestrian pathway** from Route 12 to Broad Street and beyond.
- **Potential redevelopment** of Liberty Village, Cut Glass, Turntable Junction and other sites.
- **Temporary and long-term public spaces** for events, festivals, recreation, and other programming.
- **Placemaking enhancements along Main Street** connecting the pedestrian path to the Courthouse area.

Reference:

Robin Lapidus, Executive Director
Flemington Community Partnership (BID)
617 549-1373
director@flemingtoncommunitypartnership.org

HIGHLIGHTS

- Established community's vision with strategies leveraging development trends in favor of walkable, diverse, amenity-rich neighborhoods.
- Prioritized and project recommendations focused on development, connectivity, and placemaking.
- Plan emphasized building immediate momentum with near term projects and "early wins" that began yielding results even before the planning process was complete.

GRANT ADMINISTRATION SUPPORT

Stantec is currently providing grant management, reporting and administrative support for more than 100 ongoing EPA Brownfield Grants. We help many of our clients in efficiently completing their Cooperative Agreement (CA) Work Plan and other required CA documents. Throughout the grant implementation terms, we draw upon our experience and existing templates to help efficiently prepare all EPA-required financial and technical reports, including, but not limited to: Quarterly Progress Reports (QPRs), Annual and Final Disadvantaged Business Enterprise (DBE) and Federal Financial Reports (FFRS), Final Performance Reports, and ongoing tracking of grant related outputs and outcomes in EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES) database.

WE'LL GET THAT FUNDED

We recognize that securing funding is a critical component of executing projects that advance the quality of life in communities. For 30+ years, Stantec has partnered with our clients to successfully apply for grants and loans and have helped our clients secure more than \$4 billion in funding.

Funding services is a natural and complementary extension of the other technical and professional services we offer as a firm. With Stantec, from concept to construction you have an integrated team of resources at your fingertips—not only grant writers, but more than 120 funding experts, experienced financial consultants, urban planners, engineers, landscape architects, transportation designers, and GIS analysts. We've compiled a team of Funding Advisors that have decades of experience developing financial plans and securing grants and loans for communities across the country. We have successfully leveraged our technical offerings into our funding services to create robust applications that "Wow" funding agencies. With Stantec, you get all the services you need in-house.



5 WORK PLAN AND REQUESTED STATEMENTS

Plexus Corp Global Headquarters (former Glatfelter Paper Mill) | Neenah, WI

OVERALL STRATEGY

We understand your desire to attract private development and community-focused investment to help transition Flemington Borough into a desirable "place" for living, shopping, work and leisure. We see brownfields as revitalization opportunities, not costly cleanup jobs. We let redevelopment plans guide the assessment and cleanup process to leverage efficiencies and produce effective plans and strategies that deliver transformational results.

To build on the momentum generated by our work on the recent Flemington Community Action Plan, we'll help you secure EPA Brownfield Grant funding by incorporating winning strategies from the 300+ successful applications we've prepared. Based on our thorough understanding of EPA scoring criteria and evolving standards, we're confident we can help you prepare a compelling application that will maximize your chances of securing funding.

Once funded, we'll provide technical assistance to ready opportunity sites and focus areas for redevelopment. We'll work with you to inventory, assess and conduct cleanup/reuse planning of priority sites in support of the community's established revitalization goals. If desired by the Borough, we'll also conduct Area-Wide Planning (AWP) activities in prioritized focus areas, leveraging EPA funding for infrastructure analysis, market research, transportation studies, community visioning exercises and other reuse planning activities. Throughout the process, we'll help you identify additional sources of funding to move sites from assessment to cleanup and redevelopment.

APPROACH FOR EPA BROWNFIELD GRANT APPLICATION SERVICES

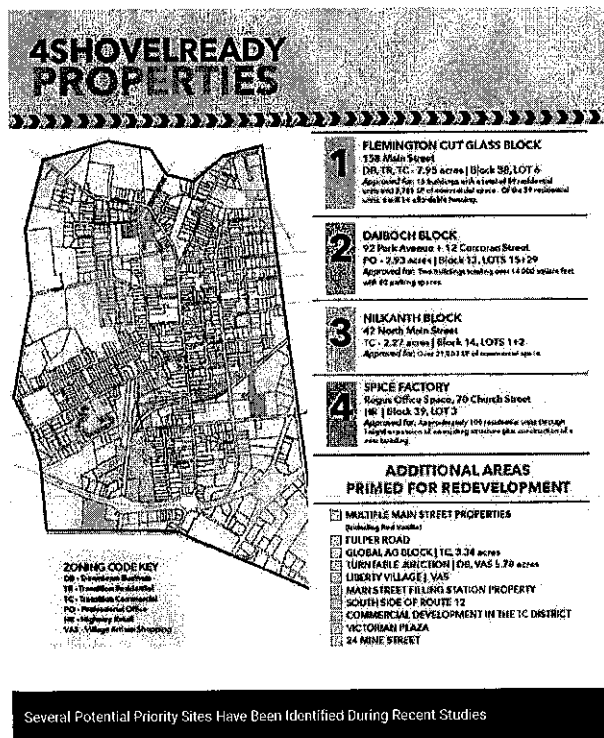
Our approach to grant writing is unique within the industry, and the results are evident by our track record (see the table in Section 3). Applications are prepared by an experienced lead grant writer and enhanced with support from team members with diverse and specialized technical skill sets, such as historic research, demographic/economic/health data mining, environmental inquiry, and public involvement planning. We collaborate across EPA regions, sharing information and insights amongst grant writers throughout the country. Senior staff provide expert-level review and ensure grant applications align with evolving EPA standards.

For the upcoming Fiscal Year (FY) 2023 grant competition, Stantec will prepare a single application for the optimal amount of EPA Brownfield Community-Wide Assessment (CWA) Grant funding. Funding thresholds are still being established by EPA, but it is estimated that the optimal amount for the Borough to apply for will range between \$500,000 to \$1,000,000. The grant application will be led by Carolyn Weaver, an experienced EPA Brownfield Grant writer based in New Jersey, and will incorporate the proven strategies described in the following sections.

Characterizing Brownfields

We'll complete a preliminary inventory of brownfields as part of the grant application process to demonstrate maximum need for funding. We'll include a special focus on priority focus areas, such as Main Street, Stangl Road, Liberty Village and the Turntable Junction area. We'll utilize existing sources of information, such as the recent studies, assessor data, real estate listings, and state, federal, and historical databases to identify and characterize documented or suspected brownfields, and provide detailed information on select, high priority sites, including: site history, known impacts, lost opportunity costs, effects on local property value, potential exposure to contaminants, and other compelling statistics. As part of Stantec's work on the Flemington Community Action Plan, and in preparation of this proposal, we completed some initial brownfield inventory activities. The results are summarized in the table on page 43.

Site Address	Owner Name	Area (acres)	Zoning	Redevelopment Area	Desktop Survey Info	Redevelopment Zone	Land Use Score	Building Age Score	Site Location Score	Environmental Score	Desktop Survey Score	Utilization/Access Score	Total Score	Total Environmental Records	PA Facility Name	NUDEP Facility Name
24 CENTRAL AVE	LIHOE, MADLINE	0.29	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	For Sale, Former Bookstore, well maintained exterior, possible RBM?								7	1	24 CENTRAL AVENUE	
35 N MAIN ST	DEV DADLAN LLC	3.34	Transition Commercial	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	For Rent, Vacant, Older Block Exterior (CBE) building, poor condition, possible brownfield		0						8	4		FLEMINGTON NJ BULK PLANT
40-42 N MAIN ST	FLEMINGTON NIKANTH LLC C/O STEVES	2.27	Transition Commercial	NIKANTH BLOCK	Vacant warehouse/commercial building, poor condition, brownfield		0						8	4	FLEMINGTON BORO	KRAUSZERS DAIRY STORE
144 MAIN ST	BOROUGH OF FLEMINGTON	0.38	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	For Sale, former gas station, brownfield		0						6	5	UNITED TELEPHONE CO OF NJ	ERICKS MAIN STREET MOBIL
148 MAIN ST	CONTICELLI, RONALD & ELISEN	0.34	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	For Sale, former residential, converted to former restaurant, poor condition, brownfield							0	4	1	148 MAIN STREET	
150 MAIN ST	DALLAS/DELLIN FLEMINGTON LLC	2.6	Downtown Business	FLEMINGTON CUT GLASS BLOCK	Large mostly vacant lot adjacent to railroad tracks. Older building at N end of lot? - brownfield		0						8	2	FLEMINGTON GLASS TOWNHOMES	WILLIAMS BROTHERS PRODUCE
24 PARKER AVE	YARD, RICHARD	0.41	Highway Retail		Older residential building with commercial builder occupant? RBM?		0	0					8	1	22 PARKER AVENUE	
70-74 MAIN ST	SAS HOTEL LLC	0.5	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Old dilapidated building, brownfield		0	0					8	1	UNION HOTEL	
78 MAIN ST	FLEMINGTON CENTER URBAN RENEWAL LLC	0.3	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	driveaway connected with Old dilapidated building, brownfield		0	0					8	1	HUNTERDON COUNTY OF COURTHOUSE	
130 MAIN ST	SHUMAN DON	0.08	Downtown Business		looks like older residential or commercial, but obscured, likely RBM?		0	0					4	1	STERLING HOLDINGS	
54 HIGHWAY 12	JAJA GLOBAL C/O TD BANK LOAN SERV	5.94	Transition Commercial	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Difficult to say, but it appears to be a large industrial facility with railroad tracks adjacent, brownfield?		0						6	4	BEMIS CO INC	BEMIS COMPANY INC
HIGHWAY 12 & BROAD ST	POWER TEST REALTY CO LTD	0.59	Highway Retail		Active Exxon Station with older building on property, likely not a brownfield		0	0	0				6	6	CONKLING BURDETT	LEHIGH GAS SERVICE STATION
76 STANGL RD	DELAWARE VALLEY ASSOCIATES LLC	2.16	Village Artisan Shopping	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Large Parking Lot, History?		0	0	0				8	1	RALSTON PURINA CO	
8 SPRING ST	FLEMINGTON CENTER URBAN RENEWAL LLC	0.51	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	commercial building "Flemington Furs" presumably vacant, RBM?		0	0	0				6	3	FLEMINGTON FURS	
7 SPRING ST	FLEMINGTON CENTER URBAN RENEWAL LLC	0.1	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	parking lot adjacent to Flemington Furs, Maybe chemical waste gradient?		0	0	0				6	0		
80 MAIN ST	FLEMINGTON BOROUGH	0.73	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Gas building, lower partially occupied, upper vacant? Looks like an older brick bank, RBM?		0	0					6	0		
110 BROAD ST	DALLAS/DELLIN FLEMINGTON LLC	1.6	Transition Commercial	FLEMINGTON CUT GLASS BLOCK	Vacant land along Railroad tracks.		0	0					6	0		
24 MINE ST	THE MANSION AT 24 MINE STREET LLC	1.02	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	For Sale, Commercial/Residential Mansion in good condition. Maybe RBM? Currently executive and lawyer offices.		0		0	0			4	1	24 MINE STREET	
92 PARK AVE	SEXTANT GROUP LLC	1.45	Professional Office	ONABOCH BLOCK	Looks like a park		0	0	0				4	1	FLEMINGTON GURLSYN TEX INC	
27-31 CENTRAL AVE	TURNITABLE & PULPER LLC C/O J GOLD	0.18	Village Artisan Shopping	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	commercial, former residential?, avg condition, RBM?		0	0	0				4	0		
4 CHURCH ST	TURNITABLE & PULPER LLC C/O J GOLD	0.71	Village Artisan Shopping	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Older Commercial building, RBM?		0	0	0	0			4	1	PRESCO FOOD PRODUCTS INC	
95 MAIN ST	MAIN STREET ASSOC C/O ALFRED BLAKE	0.51	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	vacant commercial, former ice cream shop, RBM?		0	0	0	0			4	2	MIKASA FACTORY STORE	
39 HIGHWAY 12	FEED MILL STATION LLC	1.9	Village Artisan Shopping	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	"Feed Mill Station" Newer commercial building		0	0	0	0			4	1	DXNS IMPORTED CAR REPAIRS INC	
23 STANGL RD	LIBERTY REALTY OUTLET LLC & ETAL	3.99	Village Artisan Shopping	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	commercial building, History?		0	0	0	0			4	0		
3 CHURCH ST	LIBERTY REALTY OUTLET LLC & ETAL	10	Village Artisan Shopping	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Outlet Mall?		0	0	0	0			4	2	LIBERTY VILLAGE PREMIUM OUTLETS	LIBERTY VILLAGE
26 CENTRAL AVE	GRAZIAN PROPERTIES LLC	0.27	Commercial	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	For Sale, "Belleau Wood Cigars", well maintained exterior, possible RBM?		0	0	0	0			4	0		
70 CHURCH ST	80 CHURCH SPICE FACTORY LLC	3.93	Highway Retail	SPICE FACTORY	"Ragus" office space for lease, RBM?		0	0	0	0			4	6	ERWEKA AMERICA CORP	
2 SPRING ST	FLEMINGTON CENTER URBAN RENEWAL LLC	0.12	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	additional Flemington Fur Co. building, RBM Manufacturing?		0	0	0	0			4	0		
21 BLOOMFIELD AVE	FLEMINGTON CENTER URBAN RENEWAL LLC	0.6	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	vacant former fur store, coat chuff? Old brick building		0	0	0	0			4	0		
1 E MAIN ST	A2B REALTY LLC C/O HOWARD J BURGER	1.3	Professional Office	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	for lease, old brick commercial building, RBM		0	0	0	0			4	4	FLEMINGTON COAL GAS BITE	
52 MAIN ST	FLEMINGTON CENTER URBAN RENEWAL LLC	0.34	Downtown Business	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Vacant, "T.C.M." building, commercial but looks like it was a former garage/service shop		0	0	0	0			4	0		
30 PULPER RD	TURNITABLE & PULPER LLC C/O J GOLD	0.85	Village Artisan Shopping	ADDITIONAL AREAS PRIMED FOR REDEVELOPMENT	Older commercial/residential building, RBM?		0	0	0	0			3	0		



DEMOGRAPHICS COMPARISON TABLE				
Data Type	Flemington Borough	Hunterdon County	New Jersey	United States
Total Population	4,608	124,823	8,878,502	325M
Poverty Rate	22.6%	4.5%	10%	13.4%
Median Household Income	\$61,875	\$115,379	\$82,545	\$62,843
Per Capita Income	\$31,817	\$57,098	\$42,745	\$34,103
Homes w/ Social Security Income	6.9%	2.4%	4.4%	5.3%
Homes w/ Cash Public Assistance	5.9%	1.3%	1.9%	2.4%
Homes w/ Food Stamps/SNAP	15.1%	3.3%	8.7%	11.7%
Child/Youth Population	24.6%	19.9%	22.1%	22.6%
Children/Youth Poverty Rate	39.3%	4.9%	14%	18.5%
Minority Population	49.2%	14.5%	44.6%	39.3%
% Asian	9.2%	4.1%	9.5%	5.5%
%Hispanic or Latino	33%	6.5%	20.2%	18%
Cost Burdened Households	60%	50.4%	51.4%	49.6%
Homeownership Rate	32.6%	82.8%	63.9%	64%
High School Graduate	76.5%	95%	89.8%	88%
Bachelor's Degree or Higher	31.4%	52.7%	32.1%	32.1%

Demonstrating Community Needs & Impacts of Brownfields on Sensitive Populations

We will identify demographic, economic, land use and environmental justice (EJ) data that demonstrates community need. Where feasible, economic data will be collected to the census tract (CT) level to demonstrate greater percentages of sensitive populations within neighborhoods impacted by brownfields. For example, the demographic table above provides compelling data for Flemington Borough, compared to all of Hunterdon County, New Jersey and the entire US.

Documenting Health Impacts

We'll document the health impacts of brownfields on residents by working with local and state health departments to find data that can be credibly related to environmental conditions or exposures, such as lead poisoning, asthma, and cancer; and demonstrate the benefit of assessment and eventual cleanup of priority brownfields.

Documenting Financial Impacts

We'll identify and quantify direct and indirect financial impacts from brownfields and provide specific compelling examples or statistics. We'll quantify lost opportunity costs to demonstrate financial impacts supported by actual figures and document costs to maintain derelict properties, respond to crime and fires in vacant buildings, and other ongoing financial burdens.

Establishing Redevelopment Plans, Strategies and Anticipated Outcomes

We'll demonstrate how the assessment, cleanup and redevelopment of brownfields will help achieve the goals identified in established community plans and revitalization strategies. For example, Stantec recently assisted with the Flemington Community Action Plan. Recommendations focused on actionable projects and policies that can be achieved in the following 1-3 years to build significant momentum in new housing development, placemaking, neighborhood walkability, and other concerns critical to positioning Flemington as a destination for today's and tomorrow's knowledge workers, creatives, and entrepreneurs. Recognizing the accentuated opportunity for attractive, livable, walkable communities within the post-Covid economy, the plan emphasized immediate implementation steps that could catalyze progress before the process was even complete – including directing public realm investments and negotiations with newly interested developers using funding and readily available resources.

We'll identify specific potential priority brownfields in the application and evaluate their potential to provide near-term economic development, housing, recreational and other community benefits.

Creating Partnerships and Engaging Community Stakeholders

Our team will continue with the momentum achieved through the Flemington Community Action Plan. Working with a coalition of local and regional partners, we led a community visioning and consensus building process to establish a shared vision and set

of priorities for Flemington Borough's downtown revitalization. During the grant application process, we'll help you secure early participation from partner organizations (like the Flemington Community Partnership Business Improvement District (BID), Chamber of Commerce, and County Office of Economic Development) and other community stakeholders (such as property/business owners and developers). The roles/commitments of these partners and the value they will bring to the project will be clearly defined in the application.

Defining the Anticipated Scope of Work and Budget

Developing a strong and focused scope of work is key to a successful grant application. We'll help you develop a project designed to address Flemington Borough's specific needs. Our team will prepare detailed task descriptions tailored to meet your redevelopment goals and define specific outputs. We will also develop detailed cost estimates for each task and quantify anticipated staff time to oversee grant funded activities.

Demonstrating Programmatic Capability

We'll identify and highlight the qualifications and experience of staff who will serve as the brownfield program director and brownfield grant project manager. We'll also identify key staff and project partners who can contribute to financial management, community engagement, brownfield inventory, reuse planning, real estate strategy and other technical elements of the project.

We'll identify the successes of other state and federal grants administered by the Borough (such as the 2019 \$100K Opportunity Zone Grant award from the NJEDA), and the systems in place for ensuring effective implementation of an EPA brownfield grant.

Creating a Compelling Narrative and Tying it All Together

Positioning Flemington as a destination for today's and tomorrow's knowledge workers, creatives, and entrepreneurs. Recognizing the accentuated opportunity for attractive, livable, walkable communities within the post-Covid economy. Providing jobs and business opportunities, developing quality affordable housing, creating safe and enjoyable gathering places, and fostering an environment that supports fun and growth. These are at the forefront of community interests.

We'll help you communicate this vision and demonstrate how the assessment, cleanup and redevelopment of priority brownfields can help you achieve established goals and objectives. We'll leverage the vision, strategies and momentum generated by the Flemington Community Action Plan to create a compelling EPA brownfield grant application that will maximize your chances for securing critical funding and will serve as the foundation for building a successful brownfield revitalization program.

SCOPE OF SERVICES

Stantec will assist the Borough with all facets of preparing its EPA brownfield grant application, including:

- Working closely with staff to obtain and review relevant background documents and conducting research to prepare various sections of the grant application;
- Assisting with community engagement activities including:
 - Solicitation of a required letter from the NJDEP;
 - Securing commitments from government partners, community-based organizations, and other local stakeholders; and
 - Coordinating and attending one public informational meeting as part of the grant application process to solicit public input on the application (a step that usually results in more favorable scoring of the application by EPA reviewers).
- Meetings with staff as needed throughout the grant application process;
- Preparing a draft grant application for review two weeks prior to the submittal deadline;
- Addressing comments on the draft narrative and providing a final grant for final review at least three days prior to the submittal deadline;
- Assisting with assembling the final application package for submittal to EPA; and
- Other activities identified by Stantec and the Borough that may increase the likelihood of a successful application.

COLLABORATION

Although Stantec can take the lead on all grant application activities, the nature of the project requires a strong partnership between the Borough and Stantec in working together to deliver a top-notch application that will be selected for funding. Therefore, we request the following support from Borough staff:

- Attend kick-off meeting and bi-weekly calls to assist in identifying background documents and developing content for the grant narrative.
- Participate in community engagement activities as part of the grant application process.
- Provide timely responses to questions, reviews, and requested feedback throughout the grant application process.
- Submit the final application package via Grants.gov.

We find the best results come when the grantee is fully engaged in the grant writing process.

PROPOSED SCHEDULE

The table below identifies a schedule for the grant preparation process. Following the notice to proceed, Stantec will schedule a kick-off call. During this call Stantec will provide additional details regarding how the Borough can support the application.

PROPOSED PROJECT SCHEDULE	
Tasks	Start Date and Anticipated Completion Date
Task 1. Grant Application Kick-off Call; Monthly Check-in calls through August 2022.	We will work with Borough to schedule a kick-off call within two weeks of receiving written authorization to proceed. We will also schedule monthly check-in calls with the Borough through August 2022. We will strive to get a jump on the grant application prior to release of the FY2023 EPA guidelines (anticipated to occur in late August 2022).
Task 2. Review EPA Grant Funding Guidelines, Announcements, FAQs, and changes as they are released.	Immediately upon release of the FY2023 EPA guidelines, we will review them to identify any changes from previous guidelines and develop strategies for addressing them.
Task 3. Prepare Grant Application; establish Bi-Weekly Check-in Calls; submit draft application for Borough review.	After the grant guidelines are released, we will establish bi-weekly check-in calls for the remainder of the grant application period. Our team will work on the application continuously until providing a substantially complete draft approximately one month prior to the submittal deadline.
Task 4. Revise Grant Application per comments from the Borough.	Immediately following receipt of comments from the Borough, we will begin addressing them. A final version of the application will be provided to the Borough for review a minimum of a week prior to the submittal deadline.
Task 5. Submission of Grant Application to EPA.	We will provide a complete grant application package to the Borough for submittal to the EPA through the Grants.gov website. The EPA Grant submittal deadline for FY2023 applications is anticipated to be in November 2022.

Requested Statements

Proof of Professional Liability Insurance

See attached proof of insurance form in section 7.

Proof of Professional Licenses from the State of New Jersey

While no specific licenses or certifications from the State of New Jersey are required to complete the requested EPA Brownfield Grant application services, our key staff do have several qualifications, including:

- Project Manager Chris Gdsek is a Qualified Environmental Professional (QEP).
- Brownfield Inventory & Data Analyst Aaron Wisner is a certified GIS Professional (GISP).
- Environmental Assessment/Remediation Lead Chris McCordell is a New Jersey Licensed Site Remediation Professional (LSRP).

Additionally, Stantec employs additional employees such as professional engineers, architects and land surveyors.

Statement of Workers' Compensation and Employer's Liability Insurance

Stantec has the required Workers' Compensation and Employer's Liability insurance in accordance with New Jersey law. See the attached proof of insurance forms in section 7.

Statement of Ability to Practice

None of the personnel proposed for this project are disbarred, suspended, or otherwise prohibited from professional practice.

Description of Proposer's Proximity and Availability

Stantec's office locations in close proximity to the Flemington Borough can be found on the map on page 7 of this proposal. We have local staff available to meet with the Borough in person and virtually for meetings, conferences, training, and emergency response. Our team is cohesive and will respond to you promptly. Stantec will not charge for out of state mobilization.

Affirmative Action Statement

See the attached Affirmative Action policy in section 7.

Non-Collusion Affidavit

See the attached form in section 7.

Owner Disclosure Statement

See the attached form in section 7.

Statement of Compliance

Stantec will comply with the General Terms and Conditions required by Flemington and we are confident that we can enter into the Flemington Borough standard Professional Services Contract.

Business Registration Certificate

See the attached form in section 7.

Americans with Disabilities Statement

See the attached form in section 7.



6 COST PROPOSAL

COST
PROPOSAL

Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind. We care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success. We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

We estimate that we will invest approximately 100 hours of staff time over a six-month period to prepare a compelling and successful grant application. Consistent with our corporate philosophy, Stantec proposes to assist with preparing the Borough's Fiscal Year (FY) 2023 EPA Brownfield Community-Wide Assessment (CWA) Grant application for a lump sum fee of \$5,000. The fee will be invoiced following submittal of the grant application. At an average cost of \$50/hour, this represents an offer of significant value and is indicative of our strong desire to partner with you in this endeavor.

In the event that the application is not funded during the FY2023 grant competition, we will participate in EPA debriefing(s) to identify areas of improvement and, if desirable to all parties, revise and resubmit the application as part of the FY2024 competition.

As requested in the RFP, the following is our hourly billing rates in effect for 2022. Implementation of other requested services will be performed on a time and materials (T&M) basis in accordance with the rates provided below. The majority of work will be completed by staff at lower billing levels and managed by the key staff members listed. Stantec will not charge for any out of state mobilization costs.

Billing Title	Key Team Members	Hourly Rate	Anticipated Project Tasks
GIS Technician/Field Technician I		\$115	GIS, Fieldwork
GIS Technician/Field Technician II		\$122	GIS, Fieldwork
GIS Technician/Field Technician III		\$127	GIS, Fieldwork
Project Engineer/Geologist/Scientist I		\$137	Phase I/II ESA Reports, Fieldwork, Site Cleanup Plans
Project Engineer/Geologist/Scientist II		\$143	Phase I/II ESA Reports, Fieldwork, Site Cleanup Plans
Project Engineer/Geologist/Scientist III		\$154	Phase I/II ESA Reports, Fieldwork, Site Cleanup Plans
Professional Engineer/Geologist/Scientist I	Aaron Wisner, LG, GISP Carolyn Weaver	\$158	Project Management, Reporting, Community/Stakeholder Engagement, Site Inventory & Eligibility, Phase I/II ESA Reports, Site Reuse Plans
Senior Engineer/Geologist/Scientist/Planner I	Steven Campbell Jeff Sauser	\$167	Phase I/II ESA Reports, Technical Review, QA/QC, Site Cleanup/Reuse Planning
Senior Engineer/Geologist/Scientist/Planner II		\$173	Phase I/II ESA Reports, Technical Review, QA/QC, Site Cleanup/Reuse Planning
Principal Engineer/Geologist/Scientist I	Chris McCardell, LSRP	\$191	Senior Technical Advisor, QA/QC, Site Cleanup/Reuse Planning, Reporting, Technical Review, Community/Stakeholder Engagement
Principal Engineer/Geologist/Scientist II	Chris Gdak	\$219	Senior Technical Advisor, QA/QC, Site Cleanup/Reuse Planning, Technical Review



7 REQUIRED FORMS

Riverfront Park Redevelopment | Spokane, WA

REQUEST FOR PROPOSAL CHECKLIST

THIS CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH YOUR PROPOSAL:

Please initial below, indicating that your proposal includes the itemized document.

**A PROPOSAL SUBMITTED WITHOUT THE FOLLOWING DOCUMENTS
IS CAUSE FOR REFUSAL**

BELOW

INITIAL

- | | |
|--|-----------|
| A. An original complete proposal. | <u>CG</u> |
| B. Non-Collusion Affidavit properly notarized | <u>CG</u> |
| C. Public Disclosure Statement, properly
notarized, listing the names of all
persons owning ten (10) percent or more
of the proposing entity. | <u>CG</u> |
| D. Authorized signatures on all forms. | <u>CG</u> |
| E. Business Registration Certificate(s) Must be submitted prior to award | <u>CG</u> |
| F. Americans with Disabilities Form | <u>CG</u> |
| G. Disclosure of Investment Activities in Iran Form | <u>CG</u> |
| H. Pay-to-Play Certification | <u>CG</u> |

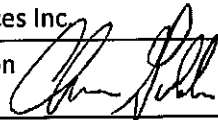
Note: N.J.S.A 52:32-44 provides that the borough shall not enter into a contract for goods or services unless the other party to the contract provides a copy of its business registration certificate for the State of New Jersey, and the business registration certificate of any subcontractors, at the time that it submits its proposal. The contracting party must also collect the state use tax where applicable.

**THE UNDERSIGNED HEREBY ACKNOWLEDGES
THE ABOVE LISTED REQUIREMENTS.**

NAME OF PROPOSER:

Stantec Consulting Services Inc

Person, Firm or Corporation



Chris Gdak, Senior Principal, Environmental Services

BY:

(NAME)

(TITLE)

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to afford equal employment opportunities to minority and women workers consistent with Good faith efforts to meet targeted Borough employment goals established in accordance with N.J.A.C. 17:27-5.2, or Good faith efforts to meet targeted borough employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges,

universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.**

NON-COLLUSION AFFIDAVIT

STATE OF NEW JERSEY

Flemington Borough

ss:

I am Chris Gdalk

Of the Firm of

Stantec Consulting Services Inc.

UPON MY OATH, I DEPOSE AND SAY:

1. That I executed the said proposal with full authority so to do;
2. That this proposer has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of fair and open competition in connection with this engagement;
3. That all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that Flemington Borough relies upon the truth of the statements contained in said proposal and in the statements contained in this affidavit in awarding the contract for the said engagement; and
4. That no person or selling agency has been employed to solicit or secure this engagement agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide employees or bona fide established commercial of selling agencies of the proposer. (n.j.s.a.52: 34-25)

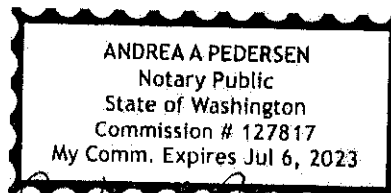
Chris Gdalk

(Type or print name of Affiant under signature)

Subscribed and sworn to before me this 19th day of April, 2019 2022.

Notary public of

My Commission expires: July 6, 2023



Andrea A Pedersen

STOCKHOLDER DISCLOSURE CERTIFICATION
N.J.S.A. 52:25-24.2 (P.L. 1977 c.33)
FAILURE OF THE BIDDER/RESPONDENT TO SUBMIT THE REQUIRED
INFORMATION IS CAUSE FOR AUTOMATIC REJECTION

CHECK ONE:

☐ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

☒ I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check which business entity applies:

☐ Partnership ☒ Corporation ☐ Sole Proprietorship
☐ Limited Partnership Corporation ☐ Limited Liability Partnership ☐ Limited Liability
☐ Subchapter S Corporation ☐ Other _____

Complete if the bidder/respondent is one of the 3 types of Corporations:

Date Incorporated: August 27, 1929 Where incorporated: New York

Business Address:

10000 Midatlantic Drive Suite 300W, Mount Laurel, New Jersey 08054
Street Address City State Zip
425-698-7398 chris.gdak@stantec.com
Telephone # Fax# Email

Listed below are the names and addresses of all stockholders, partners or individuals who own 10% or more of its stock of any classes, or who own 10% or greater interest therein.

Stantec Consulting Services Inc is 100% owned by Mustang Acquisition Holdings Inc.

Name Home Address

Name Home Address

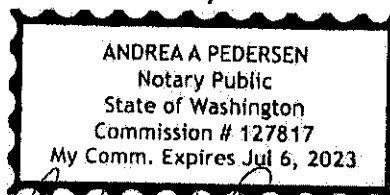
Name Home Address

CONTINUE ON ADDITIONAL SHEETS IF NECESSARY: Yes ☐ No ☒

Signature: [Signature] Date: 04/19/22

Printed Name and Title: Chris Gdak, Sr. Principal

Sworn and subscribed
before me this 19th
day of April 2022



Andrea A. Pedersen

01/25/10

Taxpayer Identification# 112-167-170/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-9292.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione
Director
New Jersey Division of Revenue

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N J 08646-0252

TAXPAYER NAME:

STANTEC CONSULTING SERVICES INC.

TRADE NAME:

SEAR-BROWN GROUP

ADDRESS:

50 WEST 23RD STREET
NEW YORK NY 10010
EFFECTIVE DATE:

01/29/88

SEQUENCE NUMBER:

0057580

ISSUANCE DATE:

01/25/10



Director
New Jersey Division of Revenue

FORM-BRC

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

04-007-02058-00V

CERTIFICATE OF EMPLOYEE INFORMATION REPORT**RENEWAL**

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-NOV-2019** to **15-NOV-2022**

STANTEC CONSULTING SERVICES, INC.
1599 ROUTE 34, SUITE 3
WALL TWP. NJ 07727



Elizabeth Maher Muoio

ELIZABETH MAHER MUOIO
State Treasurer

AMERICANS WITH DISABILITIES ACT
Equal Opportunities for Individuals with Disabilities


The Contractor and Flemington Borough do hereby agree that the provision of Title II of the Americans With Disabilities Act of 1990 (the "ADA") (42 U.S.C. Section 12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit or service on behalf of the Borough pursuant to this contract, the Contractor agrees that the performance shall be in strict compliance with the ADA. In the event that the Contractor, its agents, servants, employees or subcontractors violate or are alleged to have violated the ADA during the performance of this contract, the Contractor shall defend the Borough in any action or administrative proceeding commenced pursuant to this ADA. The Contractor shall indemnify, protect and save harmless the Borough, its agents, servants and employees from and against any and all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The Contractor shall, at its own expense, appear, defend and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the Borough grievance procedure, the Contractor agrees to abide by any decision of the Borough which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the Borough or if the Borough incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the Contractor shall satisfy and discharge the same at its own expense.

The Borough shall, as soon as practicable after a claim has been made against it, give written notice thereof to the Contractor along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the Borough or any of its agents, servants, and employees, the Borough shall expeditiously forward or have forwarded to the Contractor every demand, complaint, notice, summons, pleading or other process received by the Borough or its representatives.

It is expressly agreed and understood that any approval by the Borough of the services provided by the Contractor pursuant to this contract will not relieve the Contractor of the obligation to comply with the ADA and to defend, indemnify, protect, and save harmless the Borough pursuant to this paragraph.

It is further agreed and understood that the Borough assumes no obligation to indemnify or save harmless the Contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this agreement. Furthermore, the Contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Contractor's obligations assumed in this agreement, nor shall they be construed to relieve the Contractor from any liability, nor preclude the Borough from taking any other actions available to it under any other provisions of this agreement or otherwise by law.

Name of Proposer: Stantec Consulting Services Inc. Date: April 21, 2022
(Person, Firm or Corporation)

By:  Senior Principal, Environmental Services
(NAME) (Title)

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN

RFP Title: US EPA Brownfields Assessment Grant Administrator **Proposer:** Stantec Consulting Services Inc

PART 1: CERTIFICATION

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that the person or entity, or one of the person or entity's parents, subsidiaries, or affiliates, is not identified on a list created and maintained by the New Jersey Department of the Treasury as a person or entity engaging in investment activities in Iran. If the Department of Treasury finds person or entity to be in violation of the principles which are the subject of this law, action shall be taken as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the person or entity. **Failure to complete the certification will rendered a respondent's proposal as non-responsive.**

I certify, pursuant to Public Law 2012, c. 25, that the person or entity listed above, for which I am authorized to submit a proposal, nor any of the proposer's parents, subsidiaries, or affiliates (check each box if appropriate):

 X is not providing goods or services of \$20,000,000 or more in the energy sector of Iran, including a person or entities that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran, AND

 X is not a financial institution that extends \$20,000,000 or more in credit to another person or entity, for 45 days or more, if that person or entity will use the credit to provide goods or services in the energy sector in Iran.

In the event that a person or entity is unable to make the above certification because it or one of its parents, subsidiaries, or affiliates has engaged in the above-referenced activities, a detailed, accurate and precise description of the activities must be provided in Part 2 below to Flemington Borough under penalty of perjury. Failure to provide such will result in the proposal being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

Where appropriate, provide a detailed, accurate and precise description of the activities of the proposer, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes below. Please provide thorough answers to each question. Provide an attachment if you need to make additional entries.

Name: _____ Relationship to Proposer: _____

Description of Activities: _____

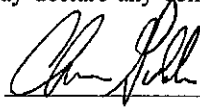
Duration of Engagement: _____ Anticipated Cessation Date: _____

Proposer Contact Name: _____ Contact Phone Number: _____

PART 3: CERTIFICATION

I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the above-referenced person or entity. I acknowledge that Flemington Borough is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the Borough to notify the Borough in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with Flemington Borough and that the Borough at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): Chris Gdak

Signature: 

Title: Senior Principal, Environmental Services

Date: April 21, 2022

PAY-TO-PLAY" LAW

**CERTIFICATION BY A BUSINESS ENTITY OR INDIVIDUAL
THAT HAS NOT MADE A CONTRIBUTION
THAT WOULD BAR AWARD OF A CONTRACT FOR OVER \$17,500
UNLESS AWARDED PURSUANT TO A "FAIR AND OPEN" PROCESS**

**(TO BE ATTACHED TO BID SPECIFICATIONS AND PROPOSALS FOR
CONTRACTS HAVING ESTIMATED VALUE IN EXCESS OF \$17,500 UNLESS
"FAIR AND OPEN" PROCESS IS FOLLOWED)**

Stantec Consulting Services Inc.

(Name of Business Entity or Individual)

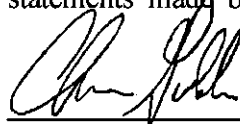
seeks to be awarded a contract by Flemington Borough and hereby certifies under penalty of perjury that such entity or individual has not made and will not make any contribution(s) that would bar the award of a contract pursuant to an act concerning campaign contributions by certain business entities seeking or holding a municipal contract (the New Jersey "Pay-to-Play Law"). This certification is made and submitted in fulfillment of the requirement of *N.J.S.A. 19:44A-20.8* of the Pay-to-Play Law which reads as follows:

Prior to awarding any contract, except a contract that is awarded pursuant to a fair and open process, a State agency in the Legislative Branch, a county or a municipality shall require the business entity to which the contract is to be awarded to provide a written certification that it has not made a contribution that would bar the award of a contract pursuant to this act.

Said business entity or individual has not made (and will not make) prior to January 1, 2013, and will not make during the term of the contract, reportable contributions (currently those in excess of \$300 per *N.J.S.A. 19:44A-8.d.* and *N.J.A.C. 19:25-10.2, et seq.*) to any municipal committee of a political party in Flemington if a member of that political party is serving in an elective public office in Flemington when the contract is awarded, or to any candidate committee of any person serving in an elective public office of Flemington when the contract is awarded.

I hereby certify that all of the foregoing statements made by me are true; I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: April 21, 2022



Name: Chris Gdak

Title: Senior Principal, Environmental Services

Company: Stantec Consulting Services Inc.



CERTIFICATE OF LIABILITY INSURANCE

5/1/2022

DATE (MM/DD/YYYY)

4/22/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	CONTACT NAME:	
	PHONE (A/C, No. Ext):	FAX (A/C, No):
INSURED 1415077 STANTEC CONSULTING SERVICES INC. 370 INTERLOCKEN BLVD SUITE 300 BROOMFIELD CO 80021-8012	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A:	NAIC #
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL/CROSS <input checked="" type="checkbox"/> XCU COVERED GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	N	N		5/1/2021	5/1/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
B B B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N		5/1/2021 5/1/2021	5/1/2022 5/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N		5/1/2021	5/1/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
B B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A		5/1/2021 5/1/2021	5/1/2022 5/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) TO WHOM IT MAY CONCERN.

CERTIFICATE HOLDER**CANCELLATION** See Attachment

14193567

TO WHOM IT MAY CONCERN

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

10/1/2022

DATE (MM/DD/YYYY)

9/16/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	CONTACT NAME:	
	PHONE (A/C, No, Ext): FAX (A/C, No):	
INSURED 1414100 STANTEC CONSULTING SERVICES INC. 370 INTERLOCKEN BOULEVARD, SUITE 300 BROOMFIELD CO 80021-8012	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A:	NAIC #
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 14181323**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COM/OP AGG \$ XXXXXXXX \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A			NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A	Professional Liab	N	N		10/1/2021	10/1/2022	\$3,000,000 PER CLAIM/AGG INCLUSIVE OF COSTS
B	Contractors Pollution Liab				10/1/2021	10/1/2023	\$3,000,000 PER LOSS/AGG

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER14181323
TO WHOM IT MAY CONCERN**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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March 3, 2021

Notice to Employees: US EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION POLICIES

Stantec Consulting Services Inc. has implemented the following policies and procedures as part of its longstanding commitment to compliance with all applicable equal opportunity and affirmative action requirements.

Equal Opportunity Policy

Stantec is committed to maintaining a work environment that is free from any and all forms of unlawful discrimination and harassment. It is therefore the company's policy to prohibit discrimination and harassment against any applicant, employee, vendor, contractor, customer or client on the basis of race, color, religion, sex, national origin, age, disability, pregnancy, veteran status, genetic information, sexual orientation, gender identity and expression, citizenship status, or any other basis prohibited by law. It is also the company's policy to prohibit any and all forms of retaliation against any individual who has complained of harassing or discriminatory conduct, or participated in a company or agency investigation into such complaints.

Affirmative Action Policy

Stantec is also a federal contractor subject to Executive Order 11246, Section 4212 of the Vietnam Era Veteran's Readjustment Assistance Act of 1974, as amended ("Section 4212") and Section 503 of the Rehabilitation Act of 1973, as amended ("Section 503"). As such, Stantec is committed to take positive steps to implement the employment related aspects of the company's equal opportunity policy. Accordingly, it is Stantec's policy to take affirmative action to employ, advance in employment, and otherwise treat qualified minorities, women, protected veterans and individuals with disabilities without regard to their race/ethnicity, sex, veteran status, or physical or mental disability. Under this policy, Stantec also will provide reasonable accommodation to the known physical or mental limitations of an otherwise qualified employee or applicant for employment, unless the accommodation would impose undue hardship on the operation of the company's business.

The company's affirmative action policy also prohibits employees and applicants from being subjected to harassment, intimidation, threats, coercion, or discrimination because they have engaged in or may engage in (1) filing a complaint; (2) assisting or participating in an investigation, compliance review, hearing, or any other activity related to the administration of Section 503, Section 4212, or any other Federal, state or local law requiring equal opportunity for disabled persons or covered veterans; (3) opposing any act or practice made unlawful by Section 503 or Section 4212 and their implementing regulations, or any other Federal, state or local law requiring equal opportunity for disabled persons or covered veterans; or (4) exercising any other right protected by Section 503 or Section 4212 or their implementing regulations.

The non-confidential portions of the affirmative action program for women/minorities, individuals with disabilities and protected veterans shall be available for inspection upon request by any employee or applicant for employment during regular business hours.

Application of Equal Opportunity and Affirmative Action Policies

These policies apply whenever and wherever a company employee is performing a function of his or her job, including all Stantec locations, client worksites, and company-sponsored or client-sponsored business and social functions. The company's equal opportunity and affirmative action policies require that employment decisions be based only on valid job requirements, and extend to all terms, conditions, and privileges of employment including, but not limited to, recruitment, selection, compensation, benefit, training, promotion, and disciplinary actions.

Workplace Harassment, Including Sexual Harassment

A key component of the company's commitment to equal opportunity is zero tolerance for workplace harassment based on, or because of, an individual's race, color, religion, creed, sex, national origin, age, disability, pregnancy, veteran status, sexual orientation, gender identity and expression, citizenship status, or any other reason prohibited by law. Such harassment, whether committed by company personnel or by clients, customers, vendors, or other individuals doing business with Stantec, will not be tolerated.



Prohibited harassment occurs when a supervisor, co-worker, or even a non-employee behaves or acts in such a way that creates a hostile work environment for another employee based on an individual's race, color, religion, creed, sex, national origin, age, disability, pregnancy, veteran status, sexual orientation, gender identity and expression, citizenship status, or any other protected characteristic. Stantec management is responsible for ensuring compliance with all aspects of this equal employment opportunity policy and for developing implementation strategies that promote its intent.

Zero Tolerance for Retaliation

Every employee is encouraged to come forward without fear of reprisal, as Stantec's equal opportunity and affirmative action policies prohibit any and all forms of retaliation against anyone who in good faith complains that these policies are not being followed, or who otherwise participates in a company or agency investigation into such complaints, even if sufficient evidence is not found to substantiate the complaint. If you believe that you have been subjected to retaliation, your complaint should be directed to one of the individuals identified below. (Where do we ID these people?)

After receiving a complaint involving a violation of the company's equal opportunity or affirmative action policy, the company will investigate and take corrective action, as appropriate. Complaints and investigations will be kept strictly confidential to the maximum extent possible. No one, regardless of position or length of service, is exempt from these policies.

Obligations of Company Personnel

Stantec personnel have an obligation to contribute to a harassment and discrimination free workplace. Any employee who suffers or observes harassment or any other violation of this policy is strongly encouraged to notify one of the individuals identified below. (Who?) Stantec will promptly and thoroughly investigate the alleged misconduct and, if a violation of this policy is found, will take immediate and appropriate corrective action.

Pay Transparency

Stantec will not discharge or in any other manner discriminate against employees or applicants because they have inquired about, discussed, or disclosed their own pay or the pay of another employee or applicant. Employees, however, who have access to the compensation information of other employees or applicants as a part of their essential job functions cannot disclose the pay of other employees or applicants to individuals who do not otherwise have access to compensation information, unless the disclosure is (a) in response to a formal complaint or charge, (b) in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or (c) consistent with the contractor's legal duty to furnish information.

Responsibility for Implementation

As CEO, I fully support our affirmative action program and the policy of Pay Transparency. I am committed to the implementation of the Stantec's equal opportunity and affirmative action policies. Stantec's affirmative action programs for minorities, women, people with disabilities, and protected veterans are available for review during regular business hours. The US EEO/AAP Compliance Consultant and Human Resources are responsible for administering the affirmative action programs in the United States. These people are also responsible for conducting an analysis of all personnel actions to ensure equal opportunity and for submitting reports on the progress of our equal opportunity efforts. Employees or applicants who feel they have been discriminated against should contact them.

We request the support of all employees in accomplishing equal employment opportunity.

A handwritten signature in black ink, appearing to read "Gord Johnston", written over a horizontal line.

Gord Johnston, CEO, Stantec



Design with
community in mind

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Financial Approval
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

SCHEDULED

RESOLUTION 2022-146

DOC ID: 3826

**Authorizing the Award of a Contract to Torres Landscaping
to Remove Dead Trees and Stumps from Main Street**

WHEREAS, several trees within the right-of-way on Main Street have died and are at risk of falling or dropping branches on the public sidewalk, creating an emergent safety hazard; and

WHEREAS, the Borough has a need to have several dead trees and stumps removed from the public right of way on Main Street, which are creating a public nuisance and safety hazard; and

WHEREAS, quotes were requested from the following:

Torres Landscaping
Action Tree
Tamke Tree

WHEREAS, the firm that returned the quote most advantageous to the Borough was Torres Landscaping, which verbally gave a quote of \$1,700 to remove three dead trees and four stumps from within the public right-of-way on Main Street;

NOW THEREFORE BE IT RESOLVED, by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that the Mayor and Clerk are authorized to sign a contract with Torres Landscaping to remove three dead trees and four stumps within the public right-of-way on Main Street, at a cost of \$1,700.

Adopted:

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano

Initiator: Sallie Graziano
Sponsors:

SCHEDULED

RESOLUTION 2022-147

DOC ID: 3827

**Entering Executive Session for the Purpose of Obtaining
Legal Advice Regarding the Liberty Village Project**

WHEREAS, the Common Council of the Borough of Flemington desires to discuss and obtain attorney advice regarding the Liberty Village project; and

WHEREAS, an executive session for this discussion is justified under N.J.S.A. 10:4-12 (7), which cites:

pending or anticipated litigation or contract negotiation other than in subsection B. (4) herein in which the public body is, or may become, a party, or matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise her ethical duties as a lawyer; and

WHEREAS, a date cannot yet be given for when the minutes from the executive session may be made public;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the Borough of Flemington go into executive session for the above-stated purpose.

Adopted:

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Financial Approval
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

SCHEDULED

RESOLUTION 2022-148

DOC ID: 3828

**Authorizing a Redevelopment Agreement by and Between the
Borough of Flemington and HBC Liberty, LLC**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Act”), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, by Resolution 2021-15, on October 12, 2021, the Borough of Flemington designated the Liberty Village Redevelopment Area as a “Non-Condemnation” Redevelopment area comprising of ten (10) lots and approximately twenty-three (23) acres (collectively, the “Redevelopment Area”); and

WHEREAS, by Ordinance No. 2021-28 on December 13, 2021, the Borough of Flemington adopted a plan for the redevelopment of the parcels within the Redevelopment Area known as the Liberty Village Redevelopment Plan (“Redevelopment Plan”); and

WHEREAS, the Borough desires that certain property located within the Redevelopment Area be redeveloped in accordance with the Redevelopment Plan, as may be amended from time to time, a complete copy of which is on file at Borough Hall:

- Block 35, Lots 22, 23, 24, 25, 31, 53, 54, 69, 70, and 71 - property known as Liberty Village, consisting of approximately 23 acres located generally at the intersection of NJ Route 12, Stangl Road, and Church Street (“Project Site”); and

WHEREAS, by Resolution dated January 24, 2022, the Borough authorized the execution of a Conditional Designation Agreement with HBC Liberty Village, LLC, and thereafter engaged in negotiations for a comprehensive Redevelopment Agreement with HBC Liberty Village, LLC for the redevelopment of the Redevelopment Area; and

WHEREAS, the Borough has negotiated the terms of a Redevelopment Agreement with HBC Liberty Village, LLC for the comprehensive redevelopment of the Redevelopment Area, a copy of which is attached to this Resolution; and

WHEREAS, the Borough and Redeveloper desire to enter into this Agreement, which supersedes any and all previous Agreements for the Redevelopment of the Redevelopment Area;

NOW, THEREFORE BE IT RESOLVED by the Borough of Flemington Council, County of Hunterdon, State of New Jersey, as follows:

1. The Mayor is hereby authorized and directed to execute a Redevelopment Agreement between the Borough of Flemington and HBC Liberty Village, LLC in substantially the form attached hereto as Attachment A.
2. The Clerk and Staff of the Borough of Flemington are hereby authorized and directed to take all actions as shall be deemed necessary or desirable to implement this Resolution.
3. This Resolution shall be effective immediately.

Adopted: June 13, 2022

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

CERTIFICATION

I, Sallie Graziano, Borough Clerk of the Borough of Flemington do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Borough Council on June 13, 2022.

Sallie Graziano, RMC, Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 06/13/22 07:30 PM
Department: Clerk of the Borough
Category: Council Ordinance
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

INTRODUCED

ORDINANCE 2022-7

DOC ID: 3807

**An Ordinance to Amend the Code of the Borough of
Flemington by Adding Section 2-30 Establishing a
Community Emergency Response Team (CERT) Program**

WHEREAS, the Mayor, Borough Council, and the Borough Emergency Management Coordinator recognize the willingness of local residents to be involved in their community by volunteering during times of disaster; and

WHEREAS, the Federal Emergency Management Agency ("FEMA") offers a Community Emergency Response Team ("CERT") Program which educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations; and

WHEREAS, using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help; and

WHEREAS, CERT members are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community; and

WHEREAS, the CERT course will provide the auxiliary members the training to respond to and cope with the aftermath of a disaster; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, in the County of Hunterdon, in the State of New Jersey that Section 2-30, entitled "Community Emergency Response Team" is hereby added as follows:

Section 2-30 Community Emergency Response Team

a. Establishment. Under the direction of the Borough's Emergency Management Coordinator there shall be established a Community Emergency Response Team (CERT) created to serve as auxiliary members of the Office of Emergency Management during disasters and special events.

b. Membership. All members of the Community Emergency Response Team (CERT) will be appointed by the Governing Body, and will be required to

complete the training offered by FEMA or the County of Hunterdon Office of Emergency Management.

c. Purpose. The purpose of the CERT Team is as follows:

1. Supplement the Borough's response capability after a disaster or during special events, serving as auxiliary members of the Office of Emergency Management;
2. During and after an emergency or disaster, provide immediate assistance to victims, organize spontaneous volunteers who have not had the training and collect disaster intelligence that will assist professional responders with prioritization and allocation of resources following a disaster;
3. Provide assistance with traffic flow when needed;
4. Participate in meetings for the Office of Emergency Management;
5. Provide assistance to other communities located in the County of Hunterdon.

Introduced: May 23, 2022

Adopted:

Attest:

Betsy Driver, Mayor

Sallie Graziano, Borough Clerk

CERTIFICATION

I, Sallie Graziano, Borough Clerk of the Borough of Flemington do hereby certify the foregoing to be a true and correct copy of an Ordinance introduced by the Borough Council on May 23, 2022, and finally adopted following a public hearing on _____, 2022.

Sallie Graziano, Borough Clerk

Date