



Kelley Race, P.G., LSP
Program Manager

How will your expertise help communities with Brownfields sites?

For more than 25 years, I have performed and managed technical Brownfields projects, evaluating options for assessment and remediation, utilizing regulatory strategies for cleanup and redevelopment. Brownfields sites are an opportunity to create a sustainable future for a community while providing an economic boost to the community.

I am passionate about the impacts a Brownfields assessment and cleanup project can have on rural and urban communities. I am committed to helping a community to:

- Eliminate risk and the unknowns associated with a property;
- Spur economic development;
- Create new revenue streams;
- Create jobs; and
- Return a neighborhood and/or town/city to economic stability.

Public and community outreach is another aspect of Brownfields I enjoy as well as youth engagement in understanding sites in their community and how they can be involved in the future reuse process.

Kelley Race is a Brownfields Program Manager at TRC, coordinating assessment, cleanup, and remediation activities across the United States, with a particular focus on the Northeast, Pennsylvania, and California, among others. She strategizes with communities, regional planning commissions, nonprofits, and developers on brownfields redevelopment including repurposing and adaptive reuse. Over her 25 year career, Ms. Race has managed over 200 Brownfields projects including those funded with USEPA Brownfields Assessment, Cleanup, and Revolving Loan Fund (RLF) monies. Ms. Race manages redevelopment options/strategies, activities for additional assessment, coordination with EPA and state regulators, and public/community outreach activities. She focuses Brownfields activities to incorporate sustainable and green initiatives during the assessment, remedial, and reuse process. She has assisted numerous communities in developing funding strategies for Brownfields sites where EPA assessment dollars were leveraged to obtain EPA cleanup monies and EPA RLF subgrants and loans to support small redevelopment projects to multimillion dollar projects.

CREDENTIALS

Education

- M.S., Geology, Oklahoma State University, Stillwater, OK
- B.S., Geology, University of Oklahoma, Norman, OK

Professional Registrations/Certifications/Training

- Professional Geologist (P.G.), New Hampshire, 1994 (#68)
- Licensed Site Professional (LSP), Massachusetts, 2005 (#1135, expired)

Appointments

- Commonwealth of Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals (LSP Board), Appointed by Governor Mitt Romney, 2005-2013, served multiple terms

Awards

- Phi Kappa Phi Honor Society

EXPERIENCE

Professional Summary

- 25+ years directly working on and managing contaminated sites
- Expertise includes assessment, investigation, remediation, planning and property reuse strategies
- Experience managing over 300 projects with combined value exceeding \$100 million

Areas of Expertise

- EPA Brownfields Assessment, Cleanup and Revolving Loan Funds
- Development of Scopes of Work for Subsurface Investigations
- Massachusetts Contingency Plan (MCP) Regulations
- Evaluation of Brownfields Reuse and Redevelopment Strategies
- Community Outreach and Public Participation Activities
- Due diligence – ASTM Phase I ESA/AI
- Phase I/II Site Investigations, Remedial Evaluations, Regulatory Closure Evaluations

Presentations

- *A School House Rocks – A, B, Cs to Apples, Beets, and Carrots: Creation of a Food Hub*, National Brownfields Conference 2015 Chicago, IL (Sept 2015) (Moderator)
- *How to Work with Developers to Conquer Today's Challenges in Brownfield Redevelopment* – Economic Redevelopment Forum, National Brownfields Conference 2013, Atlanta, GA (Moderator)

- *Brownfield Innovations: Progressive Programs and Policies Pushing Projects*, National Brownfields Conference 2011 Philadelphia, PA (Panel)
- *Old is the New Green: Adaptive Reuses of Historic Structures*, National Brownfields Conference 2009, New Orleans, LA (Panel/Moderator)
- *Managing the Environmental Liability of Municipal Land Holdings A Prescreening Analysis Model*, National Brownfields Conference 2009, New Orleans, LA (Poster)
- *The Way for Sustainable Redevelopment: Regional Regulatory Innovations*, Northeast Sustainable Communities Workshop, June 2010, Newark, NJ (Moderator)
- *Environmental Insurance: Who's Insuring Now*, National Brownfields Association Conference (2009) in Phoenix, AZ (Panel)
- *Old is the New Green: Adaptive Reuses of Historic Structures*, National Brownfields Conference 2009, New Orleans, LA (Panel)
- *Municipal Brownfields Program Operations Session*, National Brownfields Conference 2008, Detroit, MI (Panel)
- *Should you Become a Brownfields Professional*, 2008 National Brownfields Association Conference in Chicago, IL (Panel)
- *NBA Brownfields Training Workshop* (Instructor) (2006, 2007, 2008) Locations throughout Massachusetts

PROJECT EXPERIENCE

EPA Brownfields Contract and Technical Manager (2006-2015) - Responsible for program management, technical review, contract preparation and review, other consultants document review, and regulatory interaction for Brownfields sites. ASTM Phase I including All Appropriate Inquiry (AAI), Phase II and Phase III Reuse Plans/Analysis of Brownfields Cleanup Alternatives (ABCAs).

Program Manager for EPA Brownfields Phase I and II Environmental Assessments in New England - Responsibilities included preparation of the scopes of work, oversight of staff, and client communication and coordination. Phase I ESAs were conducted in accordance with ASTM 1527-05 and 1527-13 and All Appropriate Inquiry (AAI). Select sites included those with historic uses as a Department of Public Works (DPW) Maintenance Garage, Former Railroad Depot, large mill complexes in a downtown areas, former circuit board recycling facility, former gasoline service station, former rendering facility, schools, and several junkyards. Activities included oversight of ESAs, site visits, redevelopment options, and activities for additional assessment, coordination with EPA and state regulators, and public outreach activities.

Program Advisor/Technical Reviewer for EPA Brownfields Sites in Lycoming County, Pennsylvania. - Responsibilities include technical support to Brownfields Advisory Committee, Brownfields inventory/site prioritization and review, ASTM Phase I/Phase II assessments review, preparation of public outreach materials, and presentations at Committee Meetings.

EPA Brownfields Revolving Loan Fund (RLF) - Piscataquis County Economic Development Council (PCEDC), Maine – Redevelopment Projects- Project Manager for PCEDC RLF Brownfields Grant. Responsibilities include RLF Application preparation and reviews, Site eligibility, RLF activities will include review of ABCAs, CRPs, Engineering Plans and Specs, RAP review and closure document review.

EPA Brownfields Revolving Loan Fund (RLF) - Kennebec Valley Council of Governments (KVCOG), Maine Redevelopment Projects - Project Manager for KVCOG RLF Brownfields Grant. Responsibilities include RLF Application preparation and reviews, Site eligibility, RLF activities will include review of ABCAs, CRPs, Engineering Plans and Specs, RAP review and closure document review.

EPA Brownfields Revolving Loan Fund (RLF) Management - Massachusetts and New Hampshire— Project Manager for RLF for Gardiner, Massachusetts. Responsible for preparation of outreach materials attendance at meetings with City and Brownfields Steering Committee; Franklin Regional Council of Governments, Massachusetts (FRCOG), reviewed reports and communicated with FRCOG, Brownfields Steering Committee, and EPA; Project Manager for BRLF Rockingham Economic Development Corporation (REDC), New Hampshire. Reviewed reports, assisted with outreach materials, communicated with Brownfields Steering Committee EPA.

Program Manager/Technical Manager for EPA Brownfields Sites in Maine - Responsibilities include technical support to Brownfields Advisory Committees, Brownfields inventory/site prioritization, ASTM Phase I/Phase II assessments, preparation of public outreach materials, Community Relations Plans (CRPs), management of Analysis of Brownfields Cleanup Alternatives (ABCAs), coordination with the Maine Voluntary Response Action Program (VRAP) for liability protection on sites, evaluations and recommendations for potential remedial options, and interaction with regulatory personnel, bankers, and attorneys. Maine Brownfields Contract Management- Auburn (EPA Assessment Grant), Sanford (multiple Assessment Grants), Sanford (Consultant oversight for Cleanup Grants), Kennebec Valley Council of Governments (KVCOG) (multiple EPA Assessments Grants), and Oakland (Cleanup Grant).

Project Manager for EPA Brownfields Outreach – Vermont - Responsibilities included preparation of presentations for Central Vermont Regional Planning Commission (CVRPC) community members, Brownfields Steering Committee, and Vermont DEC, and EPA. Information presented to the public included introductory Brownfields information and specific state assessment and redevelopment options.

EPA Brownfields Assessments and Cleanup Grants, Sanford, Maine - EPA Brownfields Ph I/II Assessments - Former Circuit Board Recycling Facility Assesments, Stone Property-Former Woolen Mill Assessments, Aerofab Property Assessment and Cleanup, Reeve Property-Former Woolen Mill Assessments, International Woolen Mill Evaluation, Sanford Mills Building Assessment, Stenton Trust Building Evaluation, #1 Pond Site Assessments. Assisted the City with preparation of EPA Brownfields Assessment Grants, Community Development Block Grants, Area Wide Planning Grant, and Brownfields Cleanup Grants. Oversaw cleanup activities, Community Relations Plans, and Analysis of Brownfields Cleanup Alternatives (ABCA) activities. Prepared regulatory closure documents.

Massachusetts Bay Transportation Authority (MBTA) Contract and Technical Project Manager - Responsible for a multi-million dollar contract of several contaminated sites, budget and work plan scope preparation and management, oversight of project managers, technical review, contract preparation and review, client and regulatory interaction, contract negotiation, and contractor oversight/management. Managed over 200 assignments, project managers conducting environmental assessments (Phase I, Phase II, IRA, RAMs) and remediation projects (Phase III, Phase IV, and Phase V- Operation and Monitoring). LSP of Record for over 50 release sites with contaminants including petroleum, metals, PCBs, Manufactured Gas Plant (MGP) waste, pesticides/herbicides, and volatile organic compounds (VOCs). Conducted significant public outreach during site assessment and remedial projects.

Massachusetts Department of Capital Asset Management (DCAM)-Contract and Technical Contract Manager – LSP of Record - Responsible for multi-million dollar contract for budget preparation and management, oversight of project managers, technical review, task order preparation/review/approval, client, public, and regulatory interaction, regulatory interpretation, contract negotiation, and contractor oversight/management. Oversaw project managers conducting environmental assessments, remediation, and demolition projects, and performed as the LSP of Record for the former Medfield State Hospital assessment, remediation and Public Involvement Plan activities for community outreach.

Project Manager/Professional Geologist - Former Manufactured Gas Plant Site, Laconia, NH - Ms. Race managed the activities associated with Northeast Utilities Service Company (NUSCO), as agent for Public Service Company of New Hampshire (PSNH) Groundwater Management Permit (GMP) Renewal Application for GMP Permit Number. Activities included preparing GMP semiannual reports, review of data, and stamping as the NHPG for the submittal.

National Brownfields Conference Coordination - Assists Brownfields representatives in with abstract and presentation review for National Brownfields Conferences. At National Brownfields conferences, Ms. Race has participated as moderator, panel presenter, and poster presenter expert on topics including regulatory compliance, new Brownfields techniques, site-specific success stories, green initiatives, and general program site repurpose topics. In addition, she has planned and organized conferences and seminars for the Northeast Brownfields Coalition, the National Brownfields-MA Chapter, and provided panel and instructor support as well as Brownfields course instruction.