**Questions for McGovern application**

**General Questions, with Additional Questions Below for Specific Accounts Non-federal Project Sponsor Requesting Funds:**

**Primary Point of Contact (name, email, phone number, organization address):**

**Susan Lynton**

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**914-282-6575**

**Leverett Historical Society**

**PO Box 57**

**Leverett, MA 01054**

**Project Priority (if non-federal sponsor is submitting more than 1 project):**

**only project submitted**

**Short Name of Project:**

**Building A Sustainable and Thriving Rural Community Using Historic Assets As Economic Anchors**

**Complete Description of Project (limit 1000 characters, including spaces):**

**Restoring our deteriorating historic buildings will reinvigorate our rural community that has a town budget allowing only limited services. Parts of Leverett have to travel thirty minutes for a full-service grocery store. There are no co-working facilities for those who would like to escape from their houses, no available buildings to rent for a small business, no cafes, restaurants, or pubs in which to meet others. Teenagers have no opportunities for summer employment. Restoring our three historic buildings will allow space for co-working, provide tourism to the museums—thus increasing pride, sense of place, and jobs—and rental facilities for small businesses. All of which will increase economic revenue without changing things that are loved by those living in this rural part of Massachusetts. We expect this effort will be a catalyst for further economic growth around these centers, an enhancement to the few businesses that already exist, and a model for others.**

**Has this project been submitted to any other Member of Congress, if so please list the Members’ name and a staff point-of-contact:**

**No**

**Is the entity to receive the funds a non-profit? If yes, provide documentation that the non-profit is a 501(c)3:**

**Yes**

**Declaration letter attached. EIN number is: 30-0245592**

**Attach a letter of support from the non-federal sponsor of the project or the project partner for the project being requested. If there is no official non-federal sponsor or project partner, this can be a letter of support from the community or city/county.**

**Why this project is a community priority?:**

Leverett, a rural town founded in 1774, was built around its rivers, which provided waterpower for its thriving timber industry and ancillary businesses. Each of its four districts had commerce. In North Leverett, the Slarrow Sawmill, on the Town seal, provided keels for boats and warships into the 20th Century. Today, Leverett is a shadow of its past—historic assets are falling to ruin while tax revenues do not keep pace with the Town’s needs for capital planning and the protection of town services. Two years ago, the Select Board, commissioned a Sustainable Economy Committee to look at:

* bringing more businesses into Leverett using levers that would encourage growth,
* building a stronger sense of community by increasing amenities and services.

A major conclusion: restoration of historic assets could act as anchors to reinvigorate our formerly strong town centers. This proposal asks for funds to renovate those assets to encourage tourism, community and economic development, which will help to improve long-term our tax revenue by attracting new people and businesses to our town.

**Amount of Request: 1, 280,000**

**Additional Questions for Economic Development Initiative Project Requests:**

**Project Name:**

**Using Renovation of Historical Town Assets to further Leverett, MA, Franklin County, Congressional District 2’s Economic Development**

**General description of the project and why it is needed.**

We plan to restore and repurpose our three historic buildings, the Slarrow Sawmill, Field and Moore’s Corners Museums, creating one participatory museum experience with co-working and business rental spaces. Increasing Leverett’s educational, intellectual, entertainment amenities and “livability” through Federal investment in the project will attract new visitors as well as residential and business investments to Leverett. Through creating national awareness, we expect the restoration and adaptive reuse to draw visitors from all over the country. Upon completion of the project, the increased visitor and business traffic to Leverett is anticipated to have a spillover effect on the neighboring hill towns of Wendell and Shutesbury, thus improving hill town economy in general by fueling further economic development in each of our three town centers and surrounding areas.

In the intervening 250 years since the founding of Leverett, the mills and iron works that drove early industrial development have fallen into disarray and in most cases only remnants remain. This is not the case for the North Leverett Slarrow Sawmill, which is intact and was used into the 20th century for masts, keels, and other parts of war ships. A driving force for this project is to maintain the iconic sawmill structure but repurpose it so that it is useful for the current workforce and provides a high-quality visitor destination. It will be a Makers’ Museum combined with a center for workforce development.

The Leverett Historical Society is working with MASS Design Group (2022 AIA Architecture Firm of the year) (<https://massdesigngroup.org>) to develop and implement an adaptive reuse plan to preserve all the Town’s historic assets. We will also plan to work with the University of Massachusetts Department of Landscape Architecture and Regional Planning and the Town of Leverett Conservation Commission for design of a Heritage Park on 3 acres of land adjacent to the Slarrow Sawmill. The Heritage Park will encompass historical remains of downstream mills and iron works, including man-made embankments that split the river, thus, increasing its capacity to power industries.

After implementation of the plans and design for the three Museum spaces, Historic Leverett will be sustained through continual rental of part of the spaces for small businesses and fundraising through events, visitor fees, professional use fees, corporate donors, private donors, and foundations.

**What are the benefits of this project and why is it a priority?**

**This project will:**

* **grow our tax base**
* **attract developers to build both high end and affordable housing**
* **attract tourists**
* **attract small businesses**
* **create opportunities for youth employment**
* **engender greater sense of community**
* **attract young families**
* **create jobs for low-income people in our community in administration and services**

“Creative and continuous efforts aimed at enhancing the attractiveness of Leverett by improving amenities, infrastructure, and livability,” using governmental funds whenever possible, “would be a low-cost and high-impact path to invite growth and investment. The most accessible way to broaden our tax base is to enhance the livability of Leverett, and, working to build consensus with multiple stakeholders in Leverett, to actively court property developers.” **Revenue Committee, Town of Leverett, 2021 Report, p. 18**

**Amount requested for the community project:**

**$1,280,000**

**Total Project Cost:**

**$2,000,000**

**Can the project obligate all appropriated funds within 12 months after enactment? Yes**

**If not, what would be the expected date of obligation?**

**Estimated start and completion dates?**

**Start Date: March 2023 in order to be ready to celebrate our 250th Anniversary Celebration**

**Completion Date: December, 2024**

**Does the project have other public (federal, state, local) and/or private funds committed to meet match or cost-share requirements for costs related to construction, operations, and maintenance?**

**Yes.**

**If so, what is the source and amount of those funds?**

* **Donation of the Slarrow Sawmill to be used for a Museum—$110,000**
* **Donation of a 3 acre parcel to create a Heritage Park alongside the Slarrow Sawmill, one of the historic buildings—Trails grant—$150,000**
* **Design and planning: National Endowment for the Humanities application pending—$150,000**
* **We will be applying for matching funds from Leverett, Massachusetts CPC funds, (CPC has already committed $30,000 for design and planning of one historic building in one of three Leverett Town Centers), which will be voted on in Town Meeting at the end of April 2022**
* **Private donors—$20,000**
* **Banks and other Corporate donors in the region—$25,000**

**Once the buildings are operational first year projected revenues:**

* **Fees for programs—$5000**
* **Fees for using the space for Co-Working and other business activities—$60,000 in the first year**
* **Foundation grants for programs and exhibitions—$40,000**
* **Events—$30,000**
* **Rental to small businesses—$18,000**

**Does the project require an environmental review?**

**Yes, and we plan to proceed with one first with our Conservation Commission which has already been contacted**

**If so, what is the status and/or outcome of the environmental review and NEPA category of action (if applicable)?**

In process.

**Is the project primarily a service, new construction, rehabilitation, land or site acquisition, planning, or economic development project?**

This project is an economic development and historic preservation project in Leverett that will attract tourism, allow for small business expansion, and service the community. It will provide employment during construction and rehabilitation of the buildings. Once completed, the buildings will need to be staffed, which will provide employment for local residents. The museums and attendant rental spaces will encourage business incubation. The heritage park alongside one of the historic buildings, the Slarrow Sawmill, will provide employment for landscapers during construction and for ongoing maintenance.

According to US Travel Association, cultural heritage tourism contributed $759 billion to the US economy in 2010, employing more than 7.4 million people and generating $118 billion in tax revenues for the federal government and state and local governments**.**

**Does the project primarily benefit persons of low-income or tribal communities?**

While it does not primarily benefit persons of low-income, it willemploy construction workers, create business development opportunities for local youth starting with internships, and provide local businesses and entertainment, which local seniors on fixed-incomes could use without the additional cost and inconvenience of traveling great distances.

**If yes, please describe who the project is intended to benefit.**

(See above)

**Who are the community partners participating in this project?**

**Leverett Historical Society, The Friends of the North Leverett Sawmill, Inc., Town of Leverett**

**If the project includes new construction or land or site acquisition activities, does it comply with local zoning requirements?**

Yes.

**Is the project included or supported by an identified priority area within the community’s HUD Consolidated Plan? If yes, please provide a link to the plan.**

**Is the project intended to address issues related to climate change, resiliency, mobility, or equitable access to housing or services?**

It will address issues related to mobility, equitable access to local services, and climate change. Currently, residents are required to travel for work, to shop, to go to the doctor, and to build community. Historic buildings will be turned into places where members of the community; residents of the nearby towns of Wendell, Shutesbury, and Montague; and local students and faculty from the colleges and university will be able to work, to play, and learn about Pioneer Valley’s industrial and agricultural histor**y.**

While it is not its primary goal, the Slarrow Sawmill restoration project, in particular, will be a demonstration of excellence in design and energy conservation. It will educate visitors in, water conservation, sustainable energy use including waterpower, and waste processing/recycling. Museum events will be guided by the principles of reduce, reuse, recycle so that they have low/no pollution impact. The adjacent Heritage Park will feature native vegetation that prevents river-bank erosion, attracts and supports pollinators including bees, butterflies and moths, provides food for birds during winter, and is guided by principles of regenerative agriculture, keeping invasive plant species at bay.