



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

**Application for Brownfields Community-wide Assessment Grant for States and Tribes
Maine Department of Environmental Protection**

IV.D. Narrative Information Sheet

IV.D.1. Applicant Identification

Maine Department of Environmental Protection (MEDEP)
17 State House Station
Augusta, ME 04333-0017

IV.D.2. Website URL

<https://www.maine.gov/dep/>

IV.D.3. Funding Requested

a. Assessment Grant Type

Community-wide Assessment Grant for States and Tribes

b. Federal Funds Requested

\$2,000,000

IV.D.4. Location

State of Maine (state-wide)

IV.D.5. Target Area and Priority Site/Property Information

Target Areas:

- City of Auburn, ME
- City of Lewiston, ME
- City of Caribou, ME

Priority Sites:

- Beals Linen Site, 7 Chestnut Street, Auburn, ME 04210
- 10 Avon Street Site, 10 Avon Street, Lewiston, ME 04240
- Miller Industries Site, 348 Lincoln Street, Lewiston, ME 04240
- Federation Fertilizer Site, 85 Lower Lyndon Street, Caribou, ME 04736
- Former Roy's Service Garage Site, 230 Westgate Road, Caribou, ME 04736

IV.D.6. Contacts

a. Project Director

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17 State House Station
Augusta, ME 04333-0017

b. Chief Executive/Highest Elected Official

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17 State House Station
Augusta, ME 04333-0017

IV.D.7. Population

- City of Auburn, ME: 24,7963
- City of Lewiston, ME: 38,404
- City of Caribou, ME: 7,431

IV.D.8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	2
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3,4
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	5
At least 30% of the overall project budget will be spent on the eligible reuse/area-wide planning activities, as described in Section 1.B., for priority sites within the target areas.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	N/A

IV.D.9. Letter from the State or Tribal Environmental Authority

Not applicable (applicant is a state)

IV.D.10. Releasing Copies of Applications

Not applicable

IV.E. Narrative/Ranking Criteria

IV.E.1. Project Area Description and Plans for Revitalization

IV.E.1.a. Target Area and Brownfields

IV.E.1.a.i. Overview of Brownfields Challenges and Description of Target Area

The geographic boundary for proposed activities under this grant is the entire State of Maine. For nearly all of their history, the people of Maine have thrived on the state's bountiful natural and agricultural resources. In the 1820s, the industrial boom arrived in Maine via the timber and wood products industries, followed by textile manufacturing, all of which fell into steep decline in the early 2000s. Despite its industrial past, Maine is currently the most rurally populated state in the United States and has the lowest population density east of the Mississippi River. Maine also has the oldest mean population of any state and, according to the United States Census Bureau's QuickFacts Tool (QuickFacts), has a lower household and per capita income and higher disability rate than the United States average.

Maine has recently experienced some of the most destructive climate change-induced storms in state history, including 3 storms within the past year which were Federally recognized as Natural Disasters. Flood damage from a December 18, 2023 storm caused an estimated \$20,000,000 in infrastructure damage to inland, river-adjacent communities. These climate change challenges are further exacerbated by the disuse of properties that would otherwise be redeveloped into community-beneficial properties, and possible flood-induced spreading of contamination from the over 400 potential brownfield sites identified within the state.

The first target area, **The City of Auburn**, is located in a metropolitan statistical area, is the fourth largest city in the State of Maine and is located along the Androscoggin River. In the late 1800s, shoe manufacturing became Auburn's dominant industry, extending into the 1950s, when a manufacturing decline resulted in shuttered abandoned mills. These abandoned properties and Auburn's old housing stock have since fallen into disrepair. According to EJSscreen, 32% of Auburn residents have disabilities, 13% of job seekers are unemployed, 34% of the workforce are low income-earners, and Auburn has some of the highest rates of heart disease and asthma in the country. According to the Housing Data Portal, 80.8% of renter households earning \$20,000 to \$35,000 annually are severely rent burdened. These sensitive populations are far more susceptible to health impacts from contaminated Brownfields sites whose cleanup and reuse would both remove sources of contamination and provide new space for community use.

The second target area, **The City of Lewiston**, is located in a metropolitan statistical area, is the second largest city in the State of Maine, and is also located along the Androscoggin River, immediately west of The City of Auburn. Lewiston experienced a major shift toward textile manufacturing in the mid to late 1800s, when new rail lines connected Maine to Canada. Today, Lewiston has one of the highest percentages of people of color in Maine. According to EJSscreen, Lewiston ranks high on several environmental hazard indices and on both the "Under Age 5" and "Lack of Greenspace" indices. Although the City has made recent steps to re-use and revitalize several former industrial properties, many remain abandoned or vacant, contributing to exposure of hazardous materials to vulnerable populations, including children, and mirroring Lewiston's ability to otherwise transform the riverfront area into public recreation facilities and greenspace. Developing derelict properties into climate-resilient spaces that can

better serve the public is critical, as evidenced by recent climate-induced flooding events in Maine.

The third target area, **The City of Caribou** has a community population of 15,000 or less, is not located within a metropolitan statistical area, is the second largest city in Aroostook County, the northernmost county in Maine, and is adjacent to the Aroostook River. Caribou was first settled by Europeans in the 1820s, and after construction of the Bangor and Aroostook Railroad in the 1890s, became one of the largest potato shipping hubs in the world. The opening of the Loring Air Force Base in nearby Limestone in 1950 resulted in a major population influx, which peaked in the 1970s and steeply declined post-1994 after base closure. Currently, Caribou struggles to re-use and maintain former industrial properties and commercial facilities left abandoned after the economic downturn. Due to its remote location, the people of Caribou struggle with a lack of services and opportunities, including affordable energy and well-paying jobs. Caribou residents also struggle with high incidences of chronic health conditions, including asthma and heart disease and would immediately benefit from the creation of recreational greenspace.

IV.E.1.a.ii. Description of the Priority Brownfields Sites

There are at least 15 Brownfield sites within the **City of Auburn** in need of assessment. These sites range from 0.13-acre former dry-cleaning facilities to 25-acre former electronics manufacturers. Environmental concerns range from petroleum releases to chlorinated solvents and degreasers. The **City of Lewiston** has over 20 Brownfields sites in need of assessment. These properties range from 0.55-acre former gas stations to 5-acre textile mill complexes. Environmental concerns include the release of gasoline, solvents, and acids and caustics. The **City of Caribou** has at least 8 Brownfields sites in need of assessment, which range from 1.12-acre former city garages to 8-acre former power generation facilities. Environmental concerns range from heavy metals in fill material to petroleum storage. The priority sites for this application are described in detail below.

AUBURN: The first priority Brownfields site, **Beals Linen**, is located at 7 Chestnut Street in Auburn and is approximately 0.6 acres in area. The site was a dry-cleaning facility from 1914 through 1986, after which a 15-unit, 13,110-square foot residential apartment complex was built. Initial assessment identified chlorinated solvents in soil vapor, and a sub-slab depressurization system was installed as an interim measure. Additional assessment funding is desperately needed to delineate the true extent of the contamination and to plan a cost-effective durable cleanup. The City of Auburn is actively acquiring the property so that the dilapidated, uninhabited building can be demolished, and the site cleaned up. The property will become part of a much-needed and fully-funded \$9 million community center, the construction of which will start in 2025. Energy efficiency measures will be incorporated into future structures, such as heat pumps and high insulation-rated materials. A safe and accessible community center will encourage the community of Auburn to come together and address pressing concerns, such as employment and the health of their citizens.

LEWISTON: The second priority site, **10 Avon Street**, is located at 10 Avon Street in Lewiston and is immediately adjacent to the flood-prone Androscoggin River. The site currently contains a 13,776 square-foot storage outbuilding with a 3,060 square-foot lumber storage shed, and

was reportedly a commercial lumber facility from 1954 to 1982. The site was used for other commercial operations until 2017, and is now vacant, with no assessments performed. Anticipated redevelopment of this site includes a northern section of riverwalk, per Lewiston's *Riverfront Island Master Plan*¹. The third priority site, **Miller Industries**, is located at 348 Lincoln Street in Lewiston, within a federally designated flood plain and is immediately downgradient of the Androscoggin Textile Mill #8 site. Although not currently developed with any structures, this site has a long history of woolen mill operations. Per Lewiston's *Riverfront Island Master Plan*, anticipated reuse of this site will be a conversion into community greenspace, which includes a gazebo, riverwalk, and other recreational opportunities to directly uplift the health and well-being of the community, especially sensitive populations.

CARIBOU: The fourth priority site, **Federation Fertilizer**, is located at 85 Lower Lyndon Street in Caribou, immediately adjacent to the Aroostook River and operated as a fertilizer and pesticide distribution plant from the 1920s to the 1980s. There was a significant pesticide release on the property in 1992, and the current 4,050 square-foot metal structure has remained vacant since, with no assessment performed to date. The entire riverfront area, including this site, has been targeted by Caribou's Riverfront Redevelopment Committee for conversion into a community greenspace with walking paths, which would directly benefit Caribou's underserved residents. The fifth priority site, **Former Roy's Service Garage**, is located at 230 West Gate Road in Caribou, operated as a gas station and service garage, with risks of petroleum, heavy metal, and solvent discharges. The site currently includes a 1,512 square-foot service garage and a 1,120 square-foot storage garage. After the closure of the nearby Loring Air Force Base, the need for automotive services (specifically on this stretch of road) sharply declined and the business eventually closed. The City of Caribou recently acquired the site and is eager to have it assessed to encourage redevelopment into a commercial enterprise, creating local jobs and providing commercial services to those travelling to and from the Loring Commerce Center, which houses 20 businesses and non-profits at the location of the former base.

IV.E.1.a.iii Identifying Additional Sites

MEDEP's existing tools to identify sites include the Remediation Sites Database and the EPA's Assessment, Cleanup and Redevelopment Exchange System online database (ACRES), both of which document known Brownfields sites. Areas of the state with no historic Brownfields assessment can be identified by using these tools. Outreach will include mailings, presentations at community meetings or events, and dialogue with community leaders. This communication will be crucial for nonprofit, town, and municipal figures in the planning and implementation of assessment and remediation. A weighted scoring matrix will be developed by MEDEP to rank and prioritize sites on this list based on the following criteria: potential hazards to human health and the environment; reuse potential filling community needs; lack of access to and/or historical receipt of Brownfields grants; location in an underserved and/or disadvantaged community utilizing CEJST; whether or not the site is located in a metropolitan statistical area, site vulnerability to climate change, and location outside of one of the target areas named in this application. MEDEP will form a committee composed of project management and technical services staff to review and score a short list of potential sites and determine priority.

¹ <https://lewistonmaine.gov/413/Riverfront-Island-Master-Plan>

IV.E.1.b. Revitalization of the Target Areas

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The **City of Auburn** is in the midst of a major community development revitalization, with over \$600,000 being spent on housing rehabilitation, public improvements and infrastructure, and residential construction according to the most recent, *2022 Annual Report*². Priority site **Beals Linen** is located within the “Downtown/New Auburn/Union Street Neighborhood Revitalization Area” which, according to the most recent *Neighborhood Revitalization Strategy*³ contains some of the oldest housing stock in the area. Some units may contain hazardous building materials, are improperly heated, and are generally poorly maintained. These properties are near the downtown area and play a key factor in the overall health and economic growth of Auburn. Redeveloping the Beals Linen Site into a community center will remove physical and environmental hazards from a neighborhood in the midst of revitalization, creating a safe and accessible space for community members, which is in alignment with Auburn’s vision.

The **City of Lewiston** has recently updated their Riverfront Island Master Plan, which includes an amphitheater, water steps, a boat launch, streetscape improvements, and a riverwalk, extending beyond both Avon and Lincoln Streets. This plan is in alignment with Lewiston’s vision and mission statement, which includes “promoting quality recreation opportunities and activities for all ages” and “caring for the natural environment, with special attention to the conservation of the Androscoggin River for its esthetic and recreation qualities.” The Androscoggin River itself was a huge driver for the passage of the monumental Clean Water Act in 1972, highly regarded as one of the most important and influential environmental laws in US history. The reuse of the **10 Avon Street** and **Miller Industries** priority sites as a riverwalk and greenspace, coupled with the continued protection of water quality for the entire watershed is perfectly aligned with the City of Lewiston’s revitalization plans.

The **City of Caribou** has continued its commitment to local business and services. The first item in its mission statement is “Welcoming, encouraging and promoting the continued development of commerce and industry.” The future use of the **Former Roy’s Service Garage**, which will provide services to the *Loring Commerce Center*, is perfectly aligned with this vision. The Caribou Riverfront Redevelopment Committee, chartered in 2021, has been planning and strategizing ways to assess and reuse properties along the Aroostook River. This committee is developing a comprehensive plan for the area and is partially funded by a Northern Border Regional Commission grant. Cleanup work is already underway at the Former Caribou Diesel Power Plant, located on Lower Lyndon Street, which Caribou hopes to reuse as green space, including a gazebo, plantings, benches and walking paths, making the riverfront area a desirable destination for locals and visitors alike. The **Federation Fertilizer** priority site is also located on Lower Lyndon Street along the Aroostook River and will be a crucial component for the vision of a comprehensive riverfront greenspace. The reuse of these sites into accessible commercial services and community greenspace is a huge component of Caribou’s plan.

² https://www.auburnmaine.gov/CMSContent/City_Manager/2022%20Annual%20Report%20FINAL%20B.pdf

³ <https://www.auburnmaine.gov/CMSContent/CDBG/Neighborhood%20Revitalization%20Strategy%209-1-2015.pdf>

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy

The redevelopment of priority site **Beals Linen** into a safe and modern community center will be an instrumental part of Auburn's vision. Prioritizing the use of local manufacturers, contractors, and locally sourced and/or recycled building materials, will mitigate the climatic effects of new development. Further, the use of more effective insulation and heating/cooling systems will add to the longevity and overall quality of the proposed center. These measures will protect community members by creating a safe, climate change-resilient meeting space and will protect the community's investment in climate-adapted and resilient infrastructure.

Repurposing the **10 Avon Street** and **Miller Industries** priority sites into recreational and pedestrian spaces will connect the community and encourage tourism, which will provide a much-needed boon to local businesses. The cleanup and reuse of riverfront spaces will also improve human and environmental health, since the Androscoggin River and its watershed are critically important to residents, flora, and fauna. As demonstrated by recent extreme flooding events in Maine, the effects of climate change have directly affected the Androscoggin River and those who live along its shores. The need for development which will improve local climate adaptation/mitigation capacity and resilience such as adequately buried and reinforced utilities, proper drainage networks, and preventing excess sediment and pollution from entering the Androscoggin are pertinent in the development of both sites and will protect residents and community investments alike.

The assessment and eventual cleanup of the **Federation Fertilizer** priority site is imperative for Caribou to achieve their vision for reuse of the riverfront. It will improve local climate resilience, adaptation, and mitigation capacity by reinforcing the riverbank, installing adequate drainage features, and encouraging walking or biking in lieu of motor vehicle use. **The Former Roy's Service Garage** priority site requires assessment and substantial renovation. New development on this property will use modern, energy efficient building materials and practices to reduce climate impacts. Reusing this property for commercial space in a convenient location along a major route to the Loring Commerce Center, the location of the former Loring Air Force Base will also reduce the likelihood of travelers going "out of their way" to seek goods and services in a rural area, thereby reducing emissions.

IV.E.1.c. Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Reuse

MEDEP may administer funds from their annual Brownfields 128(a) Grant to assess or clean up eligible sites. The Maine Department of Economic and Community Development (DECD) may also assist in the cleanup of sites through grants and loans from their Brownfields Revolving Loan Fund (RLF) and Community Development Block Grant (CDBG). For the selection and assessment of Brownfields sites within their communities, the Cities of Auburn and Lewiston have partnered with the Androscoggin Valley Council of Governments (AVCOG) Brownfields Program, and the City of Caribou has partnered with the Northern Maine Development Commission (NMDC). These organizations are highly connected with local leaders, businesses and enterprises, and they conduct surveys and market feasibility studies. Completion of assessments, which quantify environmental cleanup costs and risks, aids in securing funds for next phases of redevelopment and reuse planning.

IV.E.1.c.ii. Use of Existing Infrastructure

There is access to public roads as well public water and sewer, broadband, and 3-phase electricity at all the priority sites. This will facilitate redevelopment and reduce associated costs since costly upgrades or extensions of utility lines are not needed. The DECD and MEDEP may leverage funds for infrastructure upgrades and improvements through their respective CDBG and Clean Water State Revolving Loan Funds, respectively.

IV.E.2. Community Need and Community Engagement

IV.E.2.a. Community Need

IV.E.2.a.i. The Community's Need for Funding

Disadvantaged areas, including those highlighted in this application, are habitually hamstrung by a lack of resources. Unfortunately, this stymies assessment and redevelopment not by lack of local passion or knowledge, but by lack of funding and environmental expertise. With the resources at MEDEP's disposal, complemented by the funding this grant would provide, these low-income communities will have the ability to assess brownfield sites that they otherwise would have no means to. According to QuickFacts, the median household and per capita incomes in **Auburn** (\$59,659 and \$37,416 respectively) are below both the State of Maine and the United States average. Auburn's poverty rate (11.4%) is also higher than those of the State of Maine (10.4%) and the United States' (11.1%). Because of this, Auburn would immediately benefit from grant funding to address their Brownfields sites, which would create well-paying jobs and help inspire community growth and connectivity through the creation of a community center. The reuse and remediation of this and other Brownfields sites would create jobs and encourage organic economic and community development.

As with Auburn, **Lewiston** has a lower median household and per-capita income (\$54,317 and \$29,223 respectively) than the State of Maine and the United States, as well as a higher poverty rate (17.8%). According to local news sources and MEDEP records, the recent asbestos abatement and replacement of the Former Bates Mill roof in Lewiston was estimated to cost approximately \$1,000,000. The cost of cleaning up the remaining mills in this corridor could well enter the tens of millions, with assessment alone potentially costing hundreds of thousands. **Caribou's** median household and per-capita incomes (\$47,803 and \$33,605 respectively) are below the State of Maine and the United States' average; **Caribou** also suffers from a poverty rate of 13.6%, a figure 20.7% higher than the Maine average. This grant would give **Caribou** vital resources that would aid the entire community, especially low-income earners and disadvantaged residents, with the creation of a riverfront greenspace which would inspire community pride, create downtown accessibility, and encourage recreation.

IV.E.2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

As shown on the EJSCREEN's Demographic Index, Auburn and Lewiston rank in the 70th and 86th percentile respectively when compared to the United States overall, while areas of Caribou rank as high as the 63rd percentile.

The Supplemental Demographic Index is a combination of five socio-economic factors: low income, percent of persons with disabilities, percent of those with less than a high school education, percent of those with limited English-speaking abilities, and low life expectancy.

According to EJSCREEN, both Auburn and Lewiston rank in the 97th percentile in the United States for this index. Furthermore, Auburn, Lewiston and Caribou rank in the 98th, 99th, and 95th percentile, respectively, for exposure to lead paint from older housing stock, meaning the most marginalized and disproportionately economically, socially and physically affected populations experience the highest risks of lead poisoning and chronic lead exposure. Auburn and Lewiston also rank in the 98th and 97th percentile respectively for the Proximity to Hazardous Waste Supplemental Index. Caribou is in the 98th percentile nationally for lead paint and is in the 97th percentile for persons over 64, meaning that seniors and the elderly have been disproportionately exposed to lead contamination, in many cases for their entire lives. According to CEJST, Auburn and Lewiston rank in the 93rd and 92nd percentile respectively for Projected Flood Risk.

This grant will directly alleviate several threats present to sensitive populations in these areas; namely, the construction of safe, affordable housing in these areas would offset exposure to lead paint for new residents, bring good quality jobs to the area, and would be designed and built to withstand the ravages of climate-induced extreme weather events.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Based on EJSCREEN, all of the target communities described in this application are at or above the 95th percentile for heart disease and asthma. Lewiston's heart disease incidence is in the 99th percentile, and both Auburn and Lewiston's asthma incidence is in the 99th percentile. The Low Life Expectancy Index is in the 97th percentile for Caribou and Lewiston respectively, and the cancer rate in Caribou is in the 93rd percentile. The Persons with Disabilities Index is also exceedingly high for Auburn and Lewiston, with numbers in the 99th and 97th percentile, respectively. EJSCREEN shows that Caribou is in the 88th percentile for Superfund Proximity, and that Lewiston and Auburn are in the 87th and 82nd percentile for their proximity to hazardous waste. Assessing former dry-cleaning, woolen mill, automotive service, and fertilizer industries sites will significantly reduce community members' exposure to contaminants such as toxic metals and chlorinated solvents, which have been causally linked to cardiovascular diseases, inflammatory ailments, and an increased risk of cancer. Converting broken down, dilapidated and underused properties into recreational green space and river walks will also incentivize recreation and pedestrianism, also helping combat heart and lung-related health issues.

(3) Environmental Justice

a. Identification of Environmental Justice Issues

As defined by CEJST, all the priority sites named above are located within Disadvantaged Census Tracts. Auburn, Lewiston, and Caribou all suffer from low income, ranking in the 98th, 99th, and 79th percentile respectively. Lewiston ranks in the 93rd percentile for access to green space, 97th percentile for those under the age of 5, and according to QuickFacts, Lewiston has significantly more people of color (19.3%) than the State of Maine average (6.3%). As mentioned above, Auburn and Lewiston rank high in the Hazardous Waste Proximity index, which means low-income earners, people of color, and youth experience environmental exposures and threats at a disproportionately higher rate than the US average.

b. Advancing Environmental Justice

Safe, environmentally conscious community meeting places and community greenspaces, which are accessible and available to all residents, regardless of race, color, first language, economic status, disability, or age all tie in perfectly with the advancement of environmental justice. Actions which will initiate and advance environmental justice include use of the recently-created Maine Redevelopment Land Bank Authority and Maine State Housing Authority's Rural Affordable Housing Rental Program to avoid displacement of disadvantaged populations.

IV.E.2.b. Community Engagement

IV.E.2.b.i., and ii. Project Involvement and Project Roles

MEDEP's Brownfields Program has historically collaborated with and will continue to partner with organizations, including regional councils of government, such as the Kennebec Valley Council of Governments (KVCOG), and AVCOG, regional planning and development commissions, including NMDC, and City Managers. MEDEP will work closely with economic and community development departments, as well as committees, local chambers of commerce, such as the Lewiston/Auburn Chamber of Commerce and Central Aroostook Chamber of Commerce. MEDEP is also committed to keeping the Brownfields process transparent and accessible through regular meetings, updates, and distributing fact sheets. Below are some of the organizations which will be involved in this grant.

Name of organization/entity/group	Point of contact (name, title & email)	Specific involvement in the project or assistance provided
Androscoggin Valley Council of Governments	Amy Landry, Executive Director (alandry@avcog.org)	Resource for community input and assessment of public needs
Eastern Maine Development Corporation	Jennifer King, Director of Planning and Development (jking@emdc.org)	Resource for reuse planning and future development
Northern Maine Development Commission	Jay Kamm, Senior Planner (jkamm@nmdc.org)	Resource for reuse planning and future development
City of Caribou	Penny Thompson, City Manager (pthompson@cariboumaine.org)	Selection of sites and source of local institutional knowledge.
City of Lewiston	Lincoln Jeffers, Dir. of Economic & Community Development (ljeffers@lewistonmaine.gov)	Selection of sites and source of local institutional knowledge.

IV.E.2.b.iii Incorporating Community Input

MEDEP will advertise this grant through social media outlets, newspaper ads, town/city

websites, flyers at local meetings, and informational booths at local events. Community meetings will try to piggyback on other scheduled meetings to boost attendance, and will also offer remote options. Regular, quarterly project updates will be communicated to planning boards, and town/city council meetings. Language translation services offered when needed. Stakeholder input will be considered and used to weigh and realign the overall focus of the Brownfields assessment process. MEDEP will track and respond to specific questions regarding this grant and develop a table or database of inquiries. Frequently asked questions will be addressed through a “fact sheet” for the public. Questions and inquiries will be responded to directly at meetings, via phone calls, emails, or by updates to information on MEDEP’s, and municipal and community websites. Similar outreach will take place for any other underserved community assisted by this grant.

IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress

IV.E.3.a. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight		
i. Project Implementation: Administrative oversight of the grant, including management of contracts with the Qualified Environmental Professional (QEP), quarterly performance reports, attendance of 2 MEDEP staff at 1 National Brownfields Conference, uploading of reports to ACRES. The procurement process for the QEP for the duration of the grant will be conducted with other non-EPA funding sources.		
ii. Anticipated Schedule: Contract QEP within 2 months of grant award, remaining tasks throughout grant period		iii. Task/Activity Lead: MEDEP
iv. Outputs: Contract with QEP(s). Quarterly performance reports, ACRES information and data uploads; attendance at 1 National Brownfield Conference		
Task 2: Community Engagement		
i. Project Implementation: Initial community outreach meetings with remote, online options to engage and assist with the selection of sites and solicit community input in addition to providing progress update meetings for community feedback. The preparation and distribution of fact sheets, and meetings with stakeholders and interested parties for the identification of additional sites, especially in disadvantaged rural communities with little access to Brownfields Assessment Grant funds and little or no capacity to administer such grants. QEP assistance will be necessary for this task.		
ii. Anticipated Schedule: Throughout grant period		iii. Task/Activity Lead: MEDEP
iv. Outputs: At least 3 initial outreach meetings (one in each target area), up to 3 progress update meetings (one in each target area), and at least one meeting in other communities where sites are selected, for an estimated 13 meetings. Creation of 1-2 page “fact sheet” to address frequently asked questions for public distribution.		
Task 3: Phase I and Phase II Environmental Site Assessments (ESAs)		
i. Project Implementation: Obtaining access agreements from property owners, submitting eligibility forms to the USEPA, securing work scope approvals, site-specific quality assurance project plans (SSQAPPs), conducting field work including the collection, submission and analysis of environmental samples, report preparation, report reviews and approvals. MEDEP		

oversight and legal assistance needed during this process will be funded by other non-EPA sources.	
ii. Anticipated Schedule: Throughout grant period	iii. Task/Activity Lead: MEDEP and QEP
iv. Outputs: At least 20 Phase I ESAs, 15 SSQAPPs/Phase II ESAs and 7 Supplemental Phase II ESAs	
Task 4: Cleanup, Reuse Planning and Feasibility Studies	
i. Project Implementation: MEDEP will work with communities and property owners of sites assessed during this program to prepare for redevelopment, reuse, or future cleanup funding. MEDEP oversight during this task will be funded through other sources. Feasibility studies will be conducted to determine the potential for engineering controls and/or cleanup strategies.	
ii. Anticipated Schedule: Throughout grant period	iii. Task/Activity Lead: MEDEP and QEP
iv. Outputs: 8 Analysis of Brownfields Cleanup Alternatives (ABCAs), 8 Remedial Action Plans (RAPs), noting MEDEP typically requests that ABCAs and RAPs be prepared as a single document, and 8 Reuse (i.e., visioning) Plans or planning charrettes to be shared on community websites, MEDEP's website and visual handouts at public meetings.	

IV.E.3.b. Cost Estimates

Task 1: Cooperative Agreement Oversight: This task is mostly administrative and will count toward the 5% indirect cost cap for this grant. Personnel costs are calculated as 10% of the salary of the MEDEP Project Director for the duration of the grant (\$42.05/hour x 208 hours x 5 years), with fringe calculated at 60% of personnel. Travel costs are based on 2 MEDEP employees attendance at 1 National Brownfields Conference during the grant period (2 x \$2,000 for airfare, lodging, meals, registration fees and other eligible expenses). Supply costs are estimated for mailings, flyers, meeting handouts and other allowable materials. Indirect costs, including any administrative costs described above, are calculated at 5%.

Task 2: Community Engagement: These are the expected costs of providing education for the Brownfields Program and soliciting input from communities to determine the best use of grant funds. QEP contractor assistance to organize, travel to, and present at meetings will be needed at an estimated \$25,000/year. Personnel costs are calculated from 10% of the MEDEP Project Manager annual salary for the duration of the grant (\$34.84/hour x 208 hours x 5 years), with fringe calculated at 60% of personnel. Travel costs are based on the in-state travel for outreach efforts for the duration of the grant (1,000 miles/year x \$0.50/mile x 5 years). Indirect costs are calculated at 5%.

Task 3: Phase I and Phase II ESAs: All costs under this task are contractual for the QEP to complete 20 Phase I ESAs at \$8,000 each, 15 Phase II ESAs at \$70,000 each, and 7 Supplemental Phase II ESAs at \$60,000 each. These costs are based on recent assessments performed throughout Maine. Indirect costs are calculated at 5%. MEDEP oversight and any legal assistance will be funded by other non-EPA sources.

Task 4: Cleanup and Reuse Planning: All costs under this task are contractual for the QEP to complete 8 ABCAs at \$5,000 each, 8 RAPs at \$5,000 each, and 8 Reuse (i.e., visioning) Plans or

planning charrettes at \$4,250 each. Indirect costs are calculated at 5%. MEDEP oversight will be funded by other sources.

Budget Categories	(Task 1) Cooperative Agreement Oversight	(Task 2) Community Engagement	(Task 3) Phase I & Phase II ESAs	(Task 4) Cleanup and Reuse Planning	Total
Personnel	\$43,732	\$36,233	\$0	\$0	\$79,965
Fringe Benefits	\$26,239	\$21,740	\$0	\$0	\$47,979
Travel	\$4,000	\$2,500	\$0	\$0	\$6,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$1,318	\$0	\$0	\$0	\$1,318
Contractual	\$0	\$25,000	\$1,630,000	\$114,000	\$1,769,000
Construction	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$75,289	\$85,473	\$1,630,000	\$114,000	\$1,904,762
Indirect Costs	\$3,764	\$4,274	\$81,500	\$5,700	\$95,238
Total Budget	\$79,054	\$89,746	\$1,711,500	\$119,700	\$2,000,000

IV.E.3.c. Plan to Measure and Evaluate Environmental Progress and Results

MEDEP will measure and track environmental progress and results through quarterly performance reports in addition to regular, routine uploads to the ACRES database with ongoing projects as they transition through different phases of assessment. Grant progress will be communicated to the MEDEP's Bureau Director and Commissioner, and the Board of Environmental Protection, as requested. Brownfields "success stories" will be reported to the USEPA and local news outlets, and through internal MEDEP highlights and newsletters to encourage further participation by interested communities, property owners and stakeholders. All deliverables, including Phase I ESAs, Phase II ESAs, ABCAs, and RAPs will be uploaded to MEDEP's online publicly accessible records system (<https://www.maine.gov/dep/maps-data/data.html#re>).

IV.E.4. Programmatic Capability and Past Performance

IV.E.4.a. Programmatic Capability

IV.E.4.a.i, ii., and iii., Organizational Capacity, Structure, and Description of Key Staff

The assessment and cleanup of contaminated sites is overseen by MEDEP's Bureau of Remediation & Waste Management, and the Division of Remediation (DR) specifically, who will be the lead implementer of this grant. The DR works intimately with MEDEP's Division of Technical Services (DTS), whose staff of Maine Licensed Geologists, Professional Engineers and chemists provide detailed reviews of environmental reports and analytical data. Financial tracking and administration tasks will be performed by existing MEDEP Resource Administration and Accounting staff who have successfully managed these tasks for other federal grants. The Project Director for this grant will be Chris Redmond, the MEDEP Brownfields Coordinator and

Voluntary Response Action Program Manager. Mr. Redmond has 25 years of experience in the environmental sector, including 19 years at MEDEP. David Chapman, an MEDEP Brownfields Project Manager will serve as the day-to-day Project Manager for this grant. Mr. Chapman has over 19 years of experience in the environmental sector and is a Maine Licensed Geologist.

IV.E.4.a.iv. Acquiring Additional Resources

MEDEP will also require the assistance of one or more QEPs to implement a large portion of the environmental work, Phase I and Phase II ESA reporting, the generation of ABCAs, RAPs, and assisting MEDEP in coordinating outreach and community meetings. The QEP will be hired through a pre-established open and competitive procurement process. This process allows MEDEP to select from a list of contractors based in Maine with local knowledge and prior experience working with MEDEP programs, and allows for the use of local qualified subcontractors, all boosting local employment. MEDEP will have access to other staff within DR, DTS, and other divisions, bureaus and agencies to address questions related to permitting, water quality, toxicology, among others. MEDEP's Division of Response Services will be on call to address unknown hazards and emergency spills.

IV.E.4.b. Past Performance and Accomplishments

IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

MEDEP has successfully administered USEPA State Response Program Brownfields Grants (i.e., CERCLA 128(a) grants) each year since their inception through the present. Additionally, MEDEP was successfully awarded a competitive, 104(k) Community Wide Assessment Grant in 2017. These grants were all fully utilized, and funds expended, in accordance with the established workplan and schedule.

(1) Accomplishments

MEDEP's most recent grants include a CERCLA 128(a) brownfields grant and supplemental brownfields 128(a) BIL funding for the period 10/1/2023 through 9/30/2024. Through the use of this funding, and during that period, the following was completed: 5 Phase I ESAs; 11 Phase II ESAs; cleanup planning/ABCA at 1 site; and one site cleanup. These accomplishments are accurately reflected in ACRES and the public file. Notable recent accomplishments include the successful assessment of an underground storage tank (UST) facility with a history of releases in the rural and underserved community of Passadumkeag, assessment of a UST facility in Frenchville, which leveraged \$259,000 in cleanup from the Maine Ground and Surface Waters Clean-up and Response Fund, and which is also located in a rural and underserved community.

(2) Compliance with Grant Requirements

MEDEP has successfully administered EPA Brownfields Grants, including brownfields 128(a) grant funding since the inception of the Brownfields Program. This also includes a Brownfields 104(k) Community Wide Assessment Grant from 2017 to 2020. MEDEP has complied with the terms, conditions and requirements associated with grants it has held in a timely manner, including quarterly performance reports, grant deliverables, ACRES reporting, and full grant expenditure.

ATTACHMENT

III.B. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Maine Department of Environmental Protection (MEDEP) is a state agency and therefore an eligible applicant.

2. Community Involvement

In preparing this application, MEDEP has contacted several cities, towns, municipalities, councils of government, and various non-profit organizations, among others. In addition to making the general public of the State of Maine generally aware of the Brownfields Program and the opportunities it affords to underserved and/or underprivileged communities, MEDEP is committed to assisting these communities in the full assessment, cleanup and reuse of sites assessed during the performance period of this grant in order to help achieve their goals. Particular effort was made by MEDEP to engage riverfront communities hit especially hard by recent, climate change-enhanced devastating winter storms, which critically damaged property and infrastructure.

Consistent with the narrative above, MEDEP's initial engagement with communities is typically through community leaders, who are often the best indicator and gauge for local interest and the needs of the people they serve. A combination of outreach by proxy through these leaders as well as direct interaction with community members is a balance MEDEP intends to achieve to maintain program efficacy and provide face to face interaction to facilitate relationships between residents and key MEDEP staff. Outreach meetings with target communities will be conducted for the purpose of educating the public, soliciting input for property identification, and for MEDEP to re-align and adapt to needs in terms of this grant. In order to encourage participation, MEDEP will hold meetings in accessible locations, during evening hours to encourage higher attendance, and provide remote online options. Additional methods of communication will include MEDEP's and local websites, local news outlets, and email.

3. Expenditure of Existing Grant Funds

Not Applicable; MEDEP does not currently have an existing EPA Brownfields Community-wide Assessment Grant for States and Tribes.

4. Target Areas and Priority Sites

At least three target areas and at least five priority sites, including at least one priority site in each target area, are identified in the Narrative and Narrative Information Sheet. Specifically, three target areas and five priority sites are identified.

5. Contractors and Named Subrecipients

No subrecipient has been identified, nor is one expected to be named, if awarded funding.

MEDEP's Division of Remediation, which includes its Brownfields Program, utilizes a fair, open, and competitive Request for Proposals (RFP) procurement process overseen by Maine's Department of Administrative and Financial Services' Division of Procurement. Public notice of the RFP is posted in Maine newspapers and advertised on the Division of Procurement's website. This process is used by MEDEP whether federal or non-federal funds are being utilized. Following this process, MEDEP maintains a Pre-Qualified Vendor List of Qualified Environmental Professionals. When Brownfields site assessment services are needed, MEDEP puts out a Request for Bids to these pre-qualified QEP's to solicit proposals, and a QEP is selected based on the quality and cost of the proposals.

The list is fully repopulated every five years, and there is also an annual open enrollment period each year. The current list expires on December 31, 2024, so a new RFP was issued recently to establish an updated pre-qualified list. Proposals were due on October 4, 2024, and MEDEP expects to complete selection by the end of November 2024. If awarded Brownfields funding as part of this grant application, a QEP or QEPs will be selected through the process described above, or a subsequent RFP that complies with the State of Maine's established fair, open, and competitive process.