



265 MAIN STREET, OLD TOWN, MAINE 04468-1497

R01-26-A-012

Application Information Sheet
EPA FY2026 Brownfields Community-Wide Assessment Grant Application
City of Old Town, Maine

1. Applicant Identification: City of Old Town, Maine
265 Main Street
Old Town, Maine 04468-1497
2. Website URL: old-town.org
3. Funding Requested
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested \$500,000
4. Location
 - a. City: Old Town
 - b. County: Penobscot County
 - c. State: Maine
5. Target Area and Priority Site Information
 - a. Target Areas: Main Street (downtown) and Stillwater Avenue, City of Old Town
 - b. Address of priority site(s): **ND Paper Mill**, 24 Portland Street, **Former Old Town Canoe Site**, 35 Middle Street, **Former James W. Sewall Site**, 136 Center Street and **Penobscot Nation- Machine Shop/Metal Fabrication Site**, 46 Center Street.
6. Contacts:
 - a. Project Director: Bill Mayo, City Manager, 265 Main Street, Old Town ME 04468-1497; 207-827-3965; bmayo@old-town.org
 - b. Chief Executive/Highest Ranking Official: Danielle Berube, Finance Director, 265 Main Street, Old Town ME, 04468-1497; 207-827-3965; dberube@old-town.org
7. Population: The City of Old Town has a population of 7,431 (2020 Census).

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	2
The priority site(s) is impacted by mine-scarred land.	
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).	1
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) , for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from State DEP Acknowledging Old Town’s Application: Attached



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

December 16, 2025

City of Old Town
Attn: Bill Mayo
265 Main Street
Old Town, ME 04468-1497

Dear Bill Mayo:

The Maine Department of Environmental Protection (Department) acknowledges that the City of Old Town (City) plans to conduct assessments of brownfields sites and is applying for an FY26 Environmental Protection Agency (EPA) Brownfields Assessment Grant.

The City has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the City.

If the City receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, quality assurance plans, and health and safety plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program (VRAP) staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight, as necessary, of their contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 215-8597 should you have any questions regarding this letter.

Sincerely,

Christopher Redmond
Department Brownfields Coordinator
Voluntary Response Action Program Manager
Bureau of Remediation and Waste Management, Division of Remediation
Maine Department of Environmental Protection

cc: EPA Brownfields Region 1

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfields Challenges and Description of Target Area

The City of Old Town is located in the south-east portion of Maine in Penobscot County. The City is 43 mi² and has a population of 7,431 (2020 Census). It is historically known for manufacturing and lumber as the confluence of the Stillwater and Penobscot Rivers provided pathways and hydropower for mills. In 1798 Richard Winslow built a water-powered sawmill near the present Main Street/downtown, and by 1860, Old Town was the largest supplier of lumber in the United States. The Old Town Canoe Company opened in the 1900s and began building canoes in the center of the downtown area. By 1937 the great depression closed most of the woolen mills, with many closing by the 1970s. As industry needs changed and facilities shut down, the City saw a combined loss of almost 800 jobs and a legacy of environmental contamination including petroleum, asbestos, metals, and lead-based paint. Other notable manufacturers included Nine Dragons (ND) Paper Mill which closed in 2023, the Expera Mill which closed in 2015, and the Georgia Pacific Paper Mill which closed in 2006. Old Town's industrial past is reflected in the mills, dams, and factories that line the riverbanks of the Penobscot River on Main Street and downtown and is the geographic boundary for this grant. The City of Old Town's preliminary 2025 Brownfields inventory identified twelve (12) potential sites in the Main Street/Downtown and another ten (10) potential sites within the Stillwater Avenue Corridor, an area leading into downtown Old Town from the City's outskirts.

Currently, Old Town neighborhood communities feature traditional millworker housing, much of which remains modest and poorly maintained due to the community's poverty and low property value. The decline in Old Town has been directly related to the existence of Brownfield sites. The job losses associated with the paper mill closures have been replaced with lower paying jobs which has increased the community's 21.3% poverty rate according to the 2023 American Community Survey five-year estimates. The vacant mill buildings are neglected and in various states of disrepair, and currently have a negative impact on human health, the environment, and public welfare. This grant's **Target Area includes Main Street and Stillwater Avenue**. Main Street and Stillwater Avenue were developed to serve industrial mills built along the Stillwater and Penobscot Rivers in the early 1800s. We estimate the total brownfield area located within the Main Street and Stillwater Avenue area totals over 300 acres of the target area. The City's most sensitive populations are living in or in close proximity to these sites, and without additional funds, the City does not have the means to assess, cleanup, or redevelop these sites on their own. This grant will provide much needed support to the community towards revitalization by catalyzing the process through assessment of the target area. This grant will begin the assessment process in the target area so the city can begin the process of redeveloping the area to its full potential.

The decline in Old Town has been directly related to the existence of Brownfield sites. The combination of former mill and industrial site buildings, vacant sites, and the devastating shutdown of the Nine Dragons (ND) Paper Mill (located in our Target Area) in 2023 that left over 150 workers unemployed, the Expera Mill shutdown in 2015 that left over 195 millworkers unemployed and the Georgia Pacific Paper Mill shutdown in 2006 that left 400 millworkers unemployed, have systematically weakened downtown business activity and left behind legacy environmental contamination including petroleum and hazardous waste (asbestos, lead-based paint, metals) issues. In 2009, Old Town Canoe announced it was abandoning its mill site for a consolidated operation located on Gilman Falls Avenue. We estimate the total Main Street (our Main Street is in a federally designated flood plain) and Stillwater Avenue area consumed by Brownfields sites to be over 200 acres. Old Town reportedly has 400,000 square feet of unused building space in and around the Target Areas.

b. Description of the Priority Brownfield Site(s)

Currently, there are 17 ME DEP identified brownfield sites within our geographic boundary of Old Town with 12 being in our target area. Surrounding these brownfield sites are residential neighborhoods who are directly impacted by the associated health and safety risks alongside the negative and economic effects to property value and jobs. Within our target area, three priority sites were determined based on immediate concern for their risk to our community and sensitive populations and present opportunity for redevelopment. **The former ND Paper Mill, located Area at 24 Portland Street in census tract 71**, is on the banks of the Penobscot River. This is a 150+

acre site with over 25 vacant papermill buildings covering over 30 acres of the site. The paper mill was developed in the late 1800s. A portion of the City's prior Brownfield Assessment grant was utilized to start assessment (Phase I/II) on this site but with the 2023 mill shutdown more assessment is needed (hazardous building materials inventories). The buildings contain asbestos, lead-based paint, and other hazardous and petroleum contamination was identified in soil. This site is located in a residential area of the Main Street Corridor Target Area. Unmitigated contamination at this Site poses a risk to residents, trespassers and the environment, including the adjacent Penobscot River. Our second priority site is the 4.9-acre former **Old Town Canoe Factory site at 35 Middle Street in census tract 71**. The city has been in conversation with the Penobscot Nation regarding its proposed reuse including a hotel, community center, and daycare. Contaminants of concern are petroleum and hazardous substances (asbestos/metals). Another downtown priority site in census tract 71 is the former 11,000 sqft vacant **James W. Sewall building at 136 Center St.** that likely contains hazardous building materials (lead and asbestos). Given this site's location and building configuration it has great housing potential. The redevelopment of these sites is important to the community.

Old Town will partner with the Penobscot Indian Nation, which lies adjacent to the City, to assist with assessments that are needed on reservation lands. **Our inventory identified the Penobscot Nation-owned machine shop/metal fabrication site situated on the banks of the Penobscot River (46 Center Street)** that will be included in this assessment program. This site was formerly used as a metal machining facility and waste material (stainless steel) can be seen embedded in the riverbanks and on the river bottom.

c. Identifying Additional Sites

The city has an inventory of Sites and will review and identify any additional sites and develop ranking criteria in conjunction with a brownfield advisory committee (BAC) made up community stakeholders. We will prioritize sites that may include, but are not limited to, proximity to target areas; availability of infrastructure; potential for job creation; likelihood of redevelopment; creation/preservation of green space; potential for housing; benefit to the community and disadvantaged/underserved communities; protection of natural resources; and ability to leverage financial resources. Our BAC will help us prioritize sites based on our community needs and the threats posed by sites to our community. A Brownfields Program is vital for Old Town to conduct subsurface investigations and Hazardous Building Materials Inventories (HBMI) to properly assess and evaluate our priority Brownfield Sites to determine the extent our sensitive populations living and working in the Target Area are exposed to contamination.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

Our proposed priority sites are perfect examples of former industrial sites that will be redeveloped consistent with the community's priorities provided in our Comprehensive and Downtown Development Plans (Comp Plans). Old Town's redevelopment strategy is to renovate and redevelop existing mill structures and industrial sites, which were once the economic and geographic centerpieces of the community, into central pillars of the new local economy: multi-use commercial, industrial, and residential areas that will catalyze growth in the downtown center; create jobs and encourage capital investment; beautify Old Town's walkable downtown neighborhoods; and significantly increase the local tax base.

Old Town's Comp Plan engages the community to develop a strategy to move our City forward by encouraging infill and redevelopment of our Target Area Main Street and Stillwater Avenue Brownfield sites; by developing open space along the Penobscot River; by encouraging the creation of green space; by utilizing vacant upper stories of commercial buildings as affordable residential apartments; and by the redevelopment of the ND Paper (commercial/industrial) and former Old Town Canoe site (hotel/conference center). The city held three public meetings to discuss these plans, and interest and participation was high. Part of the Comp Plan is identifying funding sources locally such as our Revolving Loan Fund, Facade Program, and has established a Downtown Tax Incremental Financing District to supplement the Stillwater Avenue TIF District to encourage and finance development.

Our BAC will work with neighborhood groups, site owners, municipal/community leaders, and local businesses during future assessment and cleanup to design a reuse/redevelopment project with maximum benefit to current residents and the public through new jobs, expanded tax base, increased property value, creating open space and environmental protection.

e. Outcomes and Benefits of Reuse Strategy

The redevelopment of our largest Brownfields site (ND Paper Mill) would immediately increase our tax base by 10-15%. We will emphasize the importance of utilizing energy efficient measures with building renovations and new construction and improve local resilience to the impacts of extreme weather events and natural disasters through the use of engineering controls. Consistent with our Comp Plan and reuse/redevelopment plans redevelopment will invite sprawl-free new business and employment opportunities.

Beyond our priority site mentioned above, Old Town has 400,000 square feet of unused building space in and around the Target Area, which is well-suited to redevelopment for light manufacturing operations, upscale office space, and business incubation space, uses that will infuse tax base and job opportunities (10-20 jobs per site) in the downtown along with mixed residential use. The entire area is within close proximity and walkable to the library, City Hall, shops, restaurants, and our riverfront parks. As an example of the benefits of redevelopment our Brownfields grant would help leverage, our community leaders and the Old Town Development LLC identified the Downtown Business District as an economic development priority and have reserve money available to assist in redevelopment of our Brownfield sites. This area of downtown is currently zoned commercial, and has the City Park, City Hall and also has a niche for small shops and businesses. The Old Town Development LLC established a revolving loan fund for existing and new businesses in this district. The City's work on the Downtown Plan, Facade Program, and Downtown Tax Incremental Finance District will assist in improving the area.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

If additional work is required, the City will seek supplemental funding from sources including the EPA Region I Targeted Brownfields Assessment Program (TBA), Maine Department of Economic and Community Development (DECD) Brownfields Revolving Loan Fund, and Maine Department of Environmental Protection (MEDEP) and Eastern Maine Development Corporation's Brownfields Assessment Program. **The City also has funds currently available through the Old Town Development, LLC/Urban Development Action Grant (U.D.A.G) in reserve of \$326,000 & City Fund Balance reserve of \$84,000 totaling \$400,000 that can be used as funding for development.** In addition, the City plans to seek matching funds from municipal (such as Tax Increment Financing [TIF]), state (CDBG), and federal sources (appropriations) in order to obtain the total amount required to complete the project. The City has obtained funds from all of the above sources in the past and is confident that if needed, they will be available for this project.

Several lending institutions are in Old Town and have agreed to support developers interested in redeveloping Brownfields. These institutions include the Old Town Development LLC, which has established a revolving loan fund for existing and new businesses; as well as the Old Town Housing Authority, which will assist in the process of bringing prospective housing and commercial developers to Old Town.

Additional funds will be required for cleanup and redevelopment. The specific amount required for additional phases is currently unknown but will be developed in the Remedial Action Plan and Reuse Planning portion of the Assessment process. The City intends to leverage all that it can through work with its state delegates on supplemental grants, directed spending, and private developer funding.

g. Use of Existing Infrastructure

Many of our sites have existing infrastructure supporting water, power, natural gas, fiber, and steam (ND Paper). All infrastructure will be brought back on-line with the eventual redevelopment of these sites (anticipated to be privately funded). In 2017 Old Town was selected to participate in a Federal Opportunity Zone Program. This new economic development program provides a federal tax incentive for taxpayers who invest unrealized capital gains into so-called "Opportunity Funds," dedicated to investing in established "Opportunity Zones."

The city is intent on the reuse/redevelopment of the former Old Town Canoe site for use that will draw people to our downtown. This site is currently serviced by public utilities and high-speed broadband and is located in the center of the city and within walking distance of all of our amenities (library, shopping, restaurants, etc.). We are looking for opportunities that take advantage of the site's size and have multiple uses including housing, lodging, and commercial/retail space. The city has engaged with several developers and conducted a feasibility study on behalf of a hotel developer. The development team will benefit from the current infrastructure servicing the site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

Old Town once enjoyed a vibrant industrial base in the downtown area. By the 1960's, most of what remained were vacant buildings. During the past 60 years, the City has made a concerted effort to revitalize the downtown. The current Downtown Plan and our updated Comp Plan have been used as tools to accomplish this goal. However, Old Town has a small population base 7,431 (2020 U.S. Census) and is projected to decrease -13.5% between 2020-2025. Old Town also has a significant population of low-income residents. The median household income of the city is \$49,329 compared to \$71,773 in the state and \$83,730 country (2024 U.S. Census). Old Town is not an entitlement community; therefore, any grant funding the city receives must come through a competitive application process. Pressures to keep local tax burdens low, especially considering low-income residents with little expendable income, reduce the City's ability to raise funding for economic development through municipal tax revenue. Consequently, the City's funding for economic development is limited to partnership grant funding and money raised via municipal Tax Increment Financing (TIF) Districts. **Old Town does not have the capacity to fund assessments, remediate, or redevelop our Brownfield sites in our Target Area given the density and number of former industrial sites and the high number of historic buildings in the community in need of assessment. The ND Paper Mill shutdown represents over 3.5 million in lost tax revenue to the City of Old Town.**

b. Health or Welfare of Sensitive Populations

According to the U.S. Census Bureau QuickFacts, 21.3% people in poverty in Old Town, compared to 12.4% nationally, 18.2% of people are 65 and over, compared to 16.8% nationally, and 14.2% of people have a disability in Old Town, compared to 13.0% nationally. Many of our sensitive populations live in areas near or adjacent to local brownfields sites as evidenced by the fact that the Old Town Housing Authority and Volunteers of America own four elderly apartment complexes along the Penobscot River/Main Street corridor, where several brownfield sites have been identified. There are 184 apartment units in these four buildings along with residential homes and apartments. This could cause increased exposure to hazards and contaminants for sensitive populations, leading to more severe health issues, environmental concerns, neighborhood disinvestment, and overall lack of community well-being. The brownfield sites within our Target Areas have contributed to the overall economic decline of the surrounding community. These properties prevent redevelopment of urbanized land and exacerbate existing sprawl and housing development on former farm, forest, and other crucial open land tracks in rural areas. They prevent job creation, limit access to nature and green space, and constrain affordable housing options for our sensitive populations. This grant will lead to site cleanup and facilitate the redevelopment of sites that will promote economic growth, environmental safety, and improved health and welfare of our sensitive populations.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Our sensitive populations in our Target Areas experience greater than normal incidence of disease and are negatively impacted by contaminated sites as provided below:

- **Higher rates of asthma:** According to the CDC's PLACES Old Town has 13.5% prevalence of asthma compared to 10.6% nationally.
- **Higher rates of cancer:** According to the 2023 Maine Cancer Snapshot Penobscot County's incidence rate for all types of cancers from 2017 to 2021 was 527.4 per 100,000, significantly higher than that of Maine (476.9 per 100,000).

- ***Elevated blood lead levels in young children (0-12 months):*** According to the Maine Center for Disease Control and Prevention, during 2018 to 2022, 1.8% of the young children in Penobscot County that had been tested for lead were found to possess elevated blood lead levels. This was the 5th highest rate among Maine’s sixteen counties.

Over 300 acres of potentially contaminated hazardous and petroleum impacted Brownfields property exists within the city limits. These adverse health statistics of sensitive target populations are attributed to the presence of contaminants at our Brownfield sites. Key indicators include air hazards that increase cancer risk and lead paint. Left unmitigated, these sites will contribute to an incremental population risk above and beyond that already being experienced by the sensitive populations. These unused urban sites are blighted vestiges of the city’s industrial past that include vacant buildings with broken windows, structural failure, and evident decay that contain asbestos, lead-based paint, and exhibit petroleum contamination.

d. Economically Impoverished/Disproportionately Impacted Populations

The City of Old Town and its Target Areas are economically impoverished and have been disproportionately impacted by the negative consequences resulting from industrial mills, rail roads, and use of the Penobscot River. Our sensitive populations live in substandard housing, characterized by hazardous building materials such as lead paint and asbestos. The Target Area has some of the oldest housing stock in America. *Our sensitive populations, many of whom are elderly, disabled, and low-income pregnant women and children, are living in homes which may be contaminated with lead and asbestos and exhibit poor indoor air quality*, which may be contributing to asthma and cancer rates.

Brownfields have created challenges which have resulted from past industrial, governmental, and commercial operating policies. This has caused a cycle of disinvestment and poverty in Old Town. Former gas stations, drycleaners and light industrial properties located along Main Street and Stillwater Ave. once provided jobs, security, and financial contributions, but are now contaminated relics which are a drain on the City’s economy, environment, and demographics. This illustrates the legacy pollution and contamination left behind that burdens our sensitive populations to this day. The Target Area is left with relatively no job opportunities and a diminished population. These impacts have disproportionately impacted low-income families, especially our children and aging populations.

The assessment grant will identify subsurface pollution caused by volatile organic compounds (VOCs) from dry cleaning solvents and petroleum from the dry cleaners and gasoline/service stations. This information will allow the city to identify potential vapor intrusion hazards into Target Area buildings that are occupied by underserved residents, and to work to mitigate such hazards. The Target Area’s revitalization, spurred by Brownfield assessment and redevelopment, will bring jobs and people back to Old Town, spurring economic development and improvement of health care services, opportunities, and amenities. These services will benefit those individuals who were affected by the devastating mill closures. We will prioritize locally owned businesses and include a mix of market-rate and workforce housing. Old Town will practice meaningful, robust community engagement that ensures final redevelopment aligns with the priorities of our residents and low-income populations.

Community Engagement

2.e Project Involvement & 2.f Project Roles

The city has been actively engaged with key organizations below (some will be part of our BAC) regarding this Brownfield Assessment program and will continue to work with them for the duration of the project. The following organizations have agreed to work with the city and its Qualified Environmental Professional (QEP) in a public outreach and education role concerning the health and environmental impacts arising from identified risks at the Sites, as well as imminent hazards posed by contamination found there. They will also conduct activities such as the dissemination of outreach materials, hosting public meetings, and assisting with press releases, and leveraging the close connections they have with the local community. The city will promote strong labor practices, local hiring/procurement, and link members of the community to potential employment opportunities in Brownfields assessment, cleanup, and redevelopment related to our

projects in a meaningful and equitable way. Our community partners/stakeholders will provide meaningful support and guidance, noted below:

Organization Name	Entity’s Mission	Point of Contact (name, email, phone)	Specific Role in the Project
Penobscot Nation	The Nation protects its people, culture, and lands, fostering prosperity and opportunities while preserving values for future generations.	Chuck Loring Jr. chuck.loring@penobscotnation.org 207.817.7330	Penobscot Nation representative on the BAC and will assist with site identification and selection on tribal lands. They will have site selection voting authority.
Housing Authority of the City of Old Town	To provide safe and sanitary housing opportunities to low-income people in the community.	Laurie Miller, lmiller@oldtownhousing.net 207.827.6151	Help Facilitate Bringing Commercial & Housing Developers to Old Town and the Target Area. They will have site selection voting authority.
Eastern Maine Development Corporation	Leading Eastern Maine to a strong economic future which fosters public-private relationships and leverages resources.	Lee Umphrey lumphrey@emdc.org 207-942-6389	EMDC has managed numerous Brownfield Grants and will assist with outreach and providing potential cleanup funding through their Brownfields RLF & will have voting authority.
Caring Community Cupboard	Our mission is to impact food insecurity in our communities and provide dedicated space to build community connections.	Linda Brvant. [REDACTED]	We will provide Public Outreach & Education on Health & Environmental Impacts in the Target Area.

2.g Incorporating Community Input

We will conduct up to four public education/information meetings to be held in our Target Areas during the assessment and reporting phases, and remedial and reuse planning (interpreters will be provided). Project stakeholders include site owners, neighbors, developers, community organizations, citizen groups, lenders, EPA, and MEDEP. We will conduct up to two public meetings for each priority site: after the Phase II Assessment and after the ABCA/RAP phase. These meetings will be community charrettes (in-depth design/planning process) to solicit public input and develop cleanup/reuse options that incorporate green space/recreation, architectural options for the reuse, as well as community needs for the proposed site redevelopment. Our BAC will act as a steering committee and make decisions with respect to site selection/prioritization, cleanup/future use and respond to public input. We will compare findings to our Comp Plan for context. The QEP will provide drawings of cleanup/reuse options.

Project updates will be publicized in local and state-wide newspapers, on the City’s website, and social media. The city will create informational flyers, handouts, and project summary documents, and will distribute paper versions of these documents in key locations throughout Old Town to include our sensitive populations (elderly and low-income individuals) who may not have internet access. Hard copies of project documents and reports will be available at City Hall for review. Public meetings will be handicapped accessible. The city will also accommodate those who speak languages other than English and/or may have hearing/reading impairments (such as the elderly and the disabled), by providing translators, and providing access to videotelephone and online chat services through a cloud-based, software (e.g. Zoom) as a means for community engagement.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
Description of Tasks/Activities and Outputs (including 3.a., b., c., d.)

Task/Activity 1: Cooperative Agreement Oversight
<p>a. Project Implementation:</p> <ul style="list-style-type: none"> EPA-Funded Activities: The City of Old Town will perform program development, organization, and support; will conduct programmatic oversight and will develop a BAC that will include City staff, the QEP, MEDEP, EPA, (will be invited to attend), and citizen/project stakeholders. Based on a competitive

<p>bid process (per 2 CFR 200, 1500), the City will develop a Request for Proposals, hold interviews, and select a QEP. City staff will attend the National Brownfield conference. Quarterly reports and MBE/WBE reporting will be completed. ACRES will be maintained/updated. The City will establish a schedule and facilitate meetings with the BAC, MEDEP, and EPA. Project implementation will include the project team identifying priority sites in the Target Area.</p> <ul style="list-style-type: none"> • Non-EPA grant resources needed to carry out task: None
<p>b. Anticipated Project Schedule: This will be an ongoing and continuous effort throughout the 4-year grant cycle. We anticipate the BAC will be developed within 1 month of funding, and that meetings will be held quarterly throughout the project. Our BAC project kickoff meeting will be conducted prior to QEP selection, and a second meeting will be held after selection. We anticipate a QEP will be selected within 3 months of funding. MBE/WBE reports will be submitted, and ACRES will be updated on a Quarterly basis.</p>
<p>c. Task/Activity Lead: The City will oversee this task, with assistance from the BAC and selected QEP.</p>
<p>d. Outputs: A BAC will be developed; a QEP will be selected; the city and the QEP will facilitate/attend up to three meetings with the BAC; our inventory will be expanded; 16 quarterly reports will be prepared; MBE/WBE reporting will be conducted as needed; ACRES will be updated on a Quarterly basis.</p>
<p>Task/Activity 2: Community Engagement</p>
<p>a. Project Implementation:</p> <ul style="list-style-type: none"> • EPA-funded activities: With help from the BAC and QEP, the city will hold up to four public meetings to solicit site data and educate local officials and citizens about the Brownfields process. We will also develop and distribute outreach materials (such as Site nomination forms, informational and outreach brochures, and general informational packets). Public participation will be enhanced by televising City and BAC meetings, website and social media announcements (Facebook), public notices in newspapers, press releases, and legal ads. We will prepare a Brownfields Inventory to prioritize, and rank identified sites based on perceived environmental concerns, potential for economic development, proximity to existing infrastructure, and other criteria with the highest rated sites being selected for the program. Once sites are selected, and if the property owner is amenable, we will prepare EPA eligibility documentation to enter the site into the Program. • Non-EPA grant resources needed to carry out task/activity: Community partners will be used to help advertise public meetings and solicit input from the community.
<p>b. Anticipated Project Schedule: Community outreach will occur over the duration of the grant; the first public meeting will occur at project kickoff (Brownfields 101) and as part of the Brownfields Inventory. Subsequent public meetings will be held after Sites are entered into the program and assessment activities have begun. Additional public meetings will be held during cleanup and reuse planning.</p>
<p>c. Task/Activity Lead: The City will oversee this task with assistance from the BAC/QEP/community partners.</p>
<p>d. Outreach and educational materials (Brownfield 101 tri-fold brochure and FAQ handout), public meeting advertisements, press releases and project update reports, educational materials to support public meetings (PowerPoint presentations and handouts), completed Site nomination forms. Four public meetings. One-on-one meetings with Site abutters, as needed.</p>

<p>Task/Activity: Phase I & Phase II Site Assessments (Task 3)</p>
<p>a. Project Implementation</p> <ul style="list-style-type: none"> EPA-funded activities: The QEP will conduct Phase I ESAs for eligible sites in accordance with ASTM E1527-13/21 as well as “All Appropriate Inquiry” standards; these will include a site visit, review of regulatory agency files, interviews with site personnel, review of historical files, and a written report for each site. The ESAs will include a summary of “recognized environmental conditions” and recommendations for follow-up investigations and activities. Based on these recommendations, Phase II ESAs will be conducted to determine if contamination exists, and if so, to what extent. Prior to conducting Phase II ESA, a SSQAPP and sampling plan will be prepared for USEPA and MEDEP review and approval. Site owners, City staff, and the general public will be kept informed of ongoing activities. Non-EPA grant resources: None
<p>b. Anticipated Project Schedule: ESAs will be completed throughout the four-year grant cycle. We anticipate we will complete our first Phase I ESA within 4 months of receiving grant funds. A Phase I ESA takes approximately 3-4 weeks to complete, SSQAPPs take approximately 2 weeks to prepare and have a 30-day MEDEP and EPA review period, and Phase II investigations and reporting often take 6-8 weeks or more depending on scope of work, although these schedules can be expedited if needed.</p>
<p>c. Task/Activity Lead(s): The QEP will oversee this task, with assistance from the city.</p>
<p>d. Outputs: 16 Phase I ESAs, 10 SSQAPPs, 10 Phase II ESAs, 5 HBMI.</p>
<p>Task/Activity: Cleanup Planning & Area-Wide Planning/Reuse Planning (Task 4)</p>
<p>a. Project Implementation:</p> <ul style="list-style-type: none"> EPA-Funded Activities: The QEP will develop ABCA/RAPs for sites which require remediation based on Phase II ESA data. The ABCA/RAPs will include remedial actions for each identified contaminant that exceeds applicable MEDEP guidelines. Remedial actions will be compared based metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. Based on the results, a remediation plan will be developed, considering the specific or potential reuse scenario(s) for the Site. Concurrently, Old Town, the BAC, and the QEP will complete reuse planning activities on select Sites. Public meetings will be held during reuse planning periods to solicit input from the public and community partners; we envision meetings as design charettes to encourage public participation. Non-EPA grant resources needed to carry out task/activity: None.
<p>b. Anticipated Project Schedule: ABCA/RAPs will be completed within 1-2 months of finalizing the Phase II ESA report. The public meeting/design charette will be held after the draft ABCA/RAPs are complete, but before they are finalized, allowing public input to be considered in the final plans. We anticipate no impediment to completing this task within the grant period.</p>
<p>c. Task/Activity Lead: The QEP will complete the draft and final ABCA/RAPs. The City will oversee the public meeting/design charettes with assistance from the QEP and BAC.</p>
<p>d. Outputs: Up to eight (8) ABCA/RAPs compiled input and responses from public meetings</p>
<p>e. Cost Estimates: Unless otherwise specified, cost estimates are derived from prior assessment activities conducted by the City of Old Town.</p> <p>Task 1 – Cooperative Agreement Oversight: This task includes the City’s time for program development, organization, and support (80 hours @ \$50/hour = \$4,000); up to three meetings with the BAC (30 hours @ \$50/hour = \$1,500); preparing bidding documents for QEP selection and interviewing/contracting with the QEP (15 hours @ \$50/hour = \$750); and for travel to the National Brownfields Conference (two people @ \$2,250 per person, air/bus fare, lodging, and registration). QEP time associated with this task is estimated at \$6,250, which includes attendance at three BAC meetings and programmatic support.</p> <p>Task 2 – Community Engagement: Costs under this task include City staff (130 hours at \$50/hour = \$6,500); \$1,000 for supplies (include presentation and printed materials for community meetings, microphone/video rentals, chairs/tables) and QEP personnel time (estimated at \$6,500) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community.</p>

Task 3 – Phase I & II Environmental Site Assessments: We anticipate our QEP completing sixteen Phase I ESAs (16 x \$4,000 each). If Phase I Assessment results indicate “recognized environmental conditions” are present, our QEP will complete additional investigations (i.e., Phase II ESAs) to identify releases and determine the nature and extent of contamination. The QEP will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) and submit it to the EPA and MEDEP as part of this task prior to undertaking Phase II activities. The Phase II Investigation may include monitoring wells, test borings, test pits and groundwater, soil, and soil gas sampling, or evaluation/sampling for hazardous building materials. We anticipate that the QEP will complete ten Phase II Investigations as part of the Brownfields Assessment Grant (10 x \$33,000 each, inclusive of the SSQAPPs, drilling/laboratory subcontractors). Cost includes the City’s time for report reviews and interfacing with MEDEP, EPA, BAC members and property owners (120 hours at \$50/hour = \$6,000).

Task 4 – Cleanup/Reuse Planning: We anticipate that our QEP will complete eight cleanup plans/feasibility studies, known as Analysis of Brownfields Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs) (8 x \$8,000 each). Costs include the City’s time for review of ABCA/RAPs, interfacing with MEDEP, EPA and BAC personnel, and attending/participating in a public meeting/design charette (100 hours at \$50/hour = \$5,000).

Budget Categories		Project Tasks (\$)				Admin Costs	Total
		Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Phase I & II Assessments	Task 4 Cleanup/Reuse Planning		
Direct Costs	Personnel	\$6,250	\$6,500	\$6,000	\$5,000	\$0	\$23,750
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
	Travel	\$4,500	\$0	\$0	\$0	\$0	\$4,500
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies*	\$0	\$1,000	\$0	\$0	\$0	\$1,000
	Contractual	\$6,250	\$6,500	\$394,000	\$64,000	\$0	\$470,750
	Other (specify)	\$0	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$17,000	\$14,000	\$400,000	\$69,000	\$0	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget		\$17,000	\$14,000	\$400,000	\$69,000	\$0	\$500,000

*Supplies include presentation and printed materials for community meetings, microphone/video rentals, chairs/tables.

f. Plan to Measure and Evaluate Environmental Progress and Results

Old Town and its QEP will track progress to ensure project funds are expended timely and efficiently. The city will hold monthly status meetings to review our milestones, priority sites, schedule, and budget. ACRES will be utilized for preparing quarterly reports. Our overall expected outcomes are to return the selected Brownfields and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality.

Completion of prepared environmental reports (i.e., Phase I and II Reports, QAPPs, ABCA/RAPs, and reuse/redevelopment planning activities) will document the assessment progress at each site and will also be outputs of the program. Sites selected to participate in the Brownfield assessment program either are or will be entered into the MEDEP’s Voluntary Response Action Program. The number of sites assessed and the particulars of the assessed sites (i.e., acres of site, contaminants found, assessment money spent, leveraged money, etc.) will be tracked via EPA quarterly reports, as well as EPA’s ACRES online database. These documents and work products

will provide the liability protections required to stimulate redevelopment. Phase I ESAs provide landowner defense under CERCLA, completion of ABCAs/RAPs will help determine cleanup costs, reuse/redevelopment planning activities will assist developers with their business plans for development of the Brownfield sites.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a. Organizational Capacity, 4.b. Structure, & 4.c. Description of Key Staff

This project will be managed by the City Manager, Bill Mayo, who has worked for the city since 1999. Bill manages all grants for the city including the prior \$600,000 EPA Brownfields Cleanup of the Former Old Town Canoe Factory Site, a \$400,000 EPA Brownfields Assessment Grant, and the former FY2019 \$300,000 Assessment Grant (quarterly reporting, ACRES updates, drawdowns). Bill brings considerable municipal experience having worked for several communities in the State of Maine since 1985. Additional support will be provided by the City's Finance Director, Danielle Berube. The Old Town Development Board of Managers will assist to maintain project leadership and to recruit qualified staff should employee turnover occur during the project period. This board is made up of key businesspeople in the city and administration from the University of Maine. The City, through Bill and the Finance Department, under Danielle's leadership, has shown the ability to successfully spend funds in a timely fashion while meeting Brownfield grant requirements.

4.d. Acquiring Additional Resources

The City will manage a competitive procurement process in accordance with 40 CFR 30 through a Request for Proposals to solicit responses from qualified firms to select our QEP and to assist with community outreach and regulatory compliance. Old Town and its selected QEP will liaison with the MEDEP to design, coordinate, and oversee the successful completion of the proposed assessment program. We will also seek the advice and support of EPA and MEDEP Brownfields Coordinators for direction on programmatic requirements. *The city routinely creates requests for proposals/qualifications and conducts competitive procurements for projects.*

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments

As part of the FY2012 \$600,000 EPA Brownfields Cleanup of the former Old Town Canoe Factory Site, the city implemented green remediation plans which included recycling and reusing building materials. Old Town's successful Cleanup of this site has left the site ready for development and a neighborhood praising the accomplishments of the city. The city completed a feasibility study to consider the potential for a hotel and commercial space on this site. This Cleanup was submitted to the MEDEP Voluntary Response Action Program (VRAP) and reached closure through VRAP, and all required information was submitted to EPA to reach Brownfields closure. All quarterly reports were submitted on time and the site entered into ACRES.

The city has closed out a successful FY2019 Brownfields Assessment Grant. Our first FY2016 \$400,000 Brownfield Assessment Program has been closed out. Sites assessed under this program include work at the former Jefferson school (renovated into 13 residential apartments) and the former EXPERA mill site. Quarterly reports were submitted to EPA in a timely fashion, and sites have been entered into ACRES. The City has managed grant projects and federal funds for similar projects for decades, including hiring the necessary professional services to complete successful projects. Old Town has met and complied with all EPA and MEDEP Brownfields reporting requirements, submitted technical reports, and successfully accomplished the goals of these agreements.

2. Compliance with Grant Requirements

Under the exact Project Management described above, the city managed a FY2019 EPA Brownfields Assessment and a FY2016 \$400,000 EPA Brownfields Assessment. These agreements were completed on schedule and budget. This same project team managed the FY2012 \$600,000 EPA Brownfields Cleanup of the Former Old Town Canoe Factory Site. This project was completed ahead of schedule and budget, and the grant was extended for another year to utilize the remaining funds for site reuse planning which has since been closed out (2016). All quarterly reports required, ACRES updates, and financial status reports have been completed in a timely manner. The City has never received any adverse audit findings.

ATTACHMENT A

Threshold Criteria for Community-Wide Assessment Grants

**City of Old Town, Maine
EPA FY2026 Brownfields Assessment Grant Proposal**

THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Old Town is a Maine municipality eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program.

2. Community Involvement

Old Town will hold up to four open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publically via e-mail, a legal announcement in the local newspaper(s), and on the City's website, door-to-door fliers, and will make meeting minutes publically available. We will communicate the progress of our Brownfield assessment program to citizens through regular status updates available on Old Town's website; reports available for review at City Hall; updates broadcast on the Community TV channel, press releases, legal ads, and other public notices as needed; and, through local news coverage of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for each assessment site.

We will submit press releases on the Old Town Brownfields program to local newspapers including the *Bangor Daily Journal* and/or *The Penobscot Times*. Old Town has an outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media (Facebook) to promote public awareness. Old Town is exploring new techniques and technology to solicit greater input from a broader segment of the community, and we have identified Stillwater Avenue and the downtown/Main Street as **focus areas for outreach sessions** to develop immediate action strategies.

3. Expenditure of Existing Grant Funds

The City of Old Town closed out an FY2019 EPA Brownfields Assessment grant (received a 1-year extension due to COVID project delays) funds were drawn down prior to September 30, 2023.

4. Target Area and Priority Sites

The City of Old Town's Target Areas include Main Street (downtown) and Stillwater Avenue. Priority sites include: **ND Paper Mill**, 24 Portland Street, **Former Old Town Canoe Site**, 35 Middle Street, and **Former James W. Sewall Site**, 136 Center Street, and the **Penobscot Nation- Machine Shop/Metal Fabrication Site**, 46 Center Street.

5. Contractors and Named Subrecipients

Not Applicable.