



**Application Information Sheet
FY2026 U.S. EPA Brownfield Community Wide Assessment Grant Application
Our Katahdin, Millinocket, Maine**

1. Applicant Identification: Our Katahdin
245 Aroostook Avenue
Millinocket, Maine 04462
2. Website URL: ourkatahdin.com
3. Funding Requested
 - a. Assessment Grant Type: Community Wide Assessment
 - b. Federal Funds Requested: \$500,000
4. Location
 - a. City: Millinocket
 - b. County: Penobscot County
 - c. State: Maine
5. Target Area and Priority Site Information:
 - Former Great Northern Paper Company, 1 Katahdin Avenue, Millinocket, Maine 04462
 - Jim’s Dry Cleaners, 110 Aroostook Avenue, Millinocket, Maine 04462
 - Stearns High School, (273 Katahdin Avenue) corner of Central Street and Katahdin Avenue, Millinocket, Maine 04462
6. Contacts:
 - a. Project Director: Steve Sanders, Director of Mill Site Redevelopment, Our Katahdin, 245 Aroostook Avenue, Millinocket, Maine 04462; steve@ourkatahdin.com; (207) 447-1788
 - b. Chief Executive/Highest Ranking Official: Sean DeWitt, President, Our Katahdin, 245 Aroostook Avenue, Millinocket, Maine 04462; sean@ourkatahdin.com; (917) 705-4669
7. Population: The Town of Millinocket has a population of 4,114 (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.	3
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).	2
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
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 Our Katahdin's Application: Attached

10. Releasing Copies of Application: Not Applicable. No portions of this application are confidential, privileged, or sensitive.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

December 16, 2025

Our Katahdin
Attn: Sean DeWitt
P.O. Box 293
Millinocket, ME 04462

Dear Sean DeWitt:

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

Our Katahdin has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in their service area.

If Our Katahdin 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

Our Katahdin (OK) is a non-profit organization that serves the Town of Millinocket, a small northern Maine town with a population of 4,114¹ located in the shadow of Mount Katahdin at the terminus of the Appalachian Trail. The Town of Millinocket is the geographic boundary for this grant. Millinocket was once home to the Great Northern Paper Company (GNP) and the world's largest paper mill, but the town has been suffering from the mill's devastating closure in 2008. The GNP mill employed more than 2,000 people and was the heart and lifeblood of Millinocket since it opened in 1901. The GNP closure, and the loss of over 2,000 jobs in one small, isolated region shattered the local economy. Unemployment spiked in the wake of the closure, causing massive workforce flight and abandonment of industrial, commercial, and residential properties. The blighted, vacant industrial properties point to economic decline and potential environmental hazards. As a result, these sprawling brownfields discourage businesses and residents from relocating to Millinocket, despite the town's proximity to some of the most stunning natural scenery and outdoor recreation opportunities in the northeast. Millinocket's population has declined more than 45% since 1980, as the mill reduced its workforce and then permanently closed² in 2008. Most people who left were technical and skilled laborers, families with young children, and people of child-bearing age. It is estimated that 61% of Millinocket's residents are age 45 or older and 34.4% of the population is >65 years old¹. A lack of jobs and opportunities has prevented displaced people from returning to the area; and the outmigration of our young population has left behind the sensitive populations of low-income, unemployed, disabled, and aging residents that are struggling to adapt in a dwindling economy. Unemployment in Millinocket remains high at 6.5%² and the median household income (MHI) in Millinocket (\$42,936), which is approximately 60% of the MHI in the State of Maine (\$71,773)², 24.8% of our residents live in poverty¹. Our once vital businesses and economy are no more, and outmigration has left business owners without the workforce they require to operate.

The GNP mill and Millinocket's Downtown and Central Street (Route 157) corridor is the Target Area subject of this Community-Wide Assessment grant application. Our Downtown is surrounded by residential neighborhoods that are connected to Central Street (Millinocket's highway/commercial corridor). We estimate that **we have over 40 Brownfields sites** in Millinocket of which over half are vacant. In total, Brownfields occupy over 500 acres of our Target Area. Visitors to the once-vibrant Target Area are now confronted with the presence or perceived presence of contamination that worsens the challenges of vacancy, blight, neglect, economic hardship and the consequent inability to attract investors and developers. Our Brownfield challenges include the GNP mill site, vacant dry cleaners, former gas stations/auto repair facilities, vacant/dilapidated schools, and blighted industrial sites. Many of Millinocket's inhabitants, including members of its elderly, disabled, unemployed, low-income women and children sensitive populations live in the neighborhoods abutting the mill, Downtown and Central Street. The Target Area was home to a majority of businesses that supported the GNP mill, but have become neglected, distressed, and are in dire need of assessment and cleanup. Assessments performed under this grant will identify contaminant releases and provide a clear understanding of environmental conditions throughout the Target Area. This critical first step will help to assess risks to human health and the environment, prioritize and facilitate cleanup to protect sensitive populations, attract new businesses, and promote investment and redevelopment in the Downtown.

b. Description of the Priority Brownfield Site(s)

The Target Area of this Community-Wide Assessment Grant application includes the GNP mill and over a dozen vacant properties with a wide range of environmental concerns. These include former gasoline filling/service stations with known and suspected petroleum contamination; former schools containing *asbestos, PCBs, lead paints, mercury and other universal wastes*; two former drycleaners with suspected contamination by chlorinated solvents; and numerous vacant, light industrial and commercial properties located along the Central Street corridor of Millinocket, each with a wide range of potential releases of hazardous wastes, metals, solvents, and petroleum, as well

¹ 2023 American Community Survey. Census.gov

² "Census of Population and Housing". Census.gov.

as hazardous building materials. Among these many properties, three have been identified as priority Brownfield sites for the purpose of this project.

(1) The GNP mill (1 Katahdin Avenue) rebranded “One North” located on Millinocket Stream and Ferguson Pond is home to the former 1,400-acre paper mill and Millinocket’s most infamous Priority Brownfields Site. This vacant site of which an estimated 400 acres were used for industrial purposes and considered the “Brownfields” has received multiple assessments but given its massive size, historic uses, and redevelopment potential, it needs additional work to complete the characterization and prepare it for cleanup. Buildings associated with the Paper Machine 11 complex (Off Coater, Finishing Room, South Train Shed) as examples (approx. 200,000sqft), require additional assessment. Petroleum, polychlorinated biphenyls (PCBs), lead-based paint, asbestos, universal wastes, and heavy metals such as mercury-containing thermostats and electrical switches are some of the contaminants identified. **(2) Jim’s Drycleaners** (110 Aroostook Avenue) is a prime example of a Site located in downtown Millinocket. This vacant property operated as a drycleaner for years and went out of business shortly after the GNP mill closed. Environmental investigations (Phase I/II) completed to date determined that soil and groundwater at the property are contaminated with tetrachloroethene (PCE), a dry-cleaning solvent and likely carcinogen. However, contamination is not only limited to the Jim’s Drycleaners property but has migrated in groundwater and soil vapor to nearby, potentially impacted residential properties. Indoor air quality (vapor intrusion) has impacted nearby buildings that house Millinocket’s most sensitive citizens and prevented revitalizing the neighborhood. Additional assessment is needed to fully assess the extent of the PCE plume and determine the optimum cleanup strategies. **(3) The former Stearns High School** (273 Katahdin Avenue) was constructed in 1923 and is currently utilized as assisted living but needs assessment as portions of the building contain hazardous building materials and without assessment its use is impaired as portions of the site cannot be used as living space. The building contains hazardous building materials (asbestos and lead based paint) in large quantities. The assessment and eventual cleanup of these sites is very important to the community as they will help facilitate economic growth opportunities that were lost when the mill closed.

c. Identifying Additional Sites

OK has worked in close collaboration with the Town of Millinocket to develop an inventory of Sites (over 40 sites) and will develop ranking criteria to prioritize Sites that will likely include, but not be limited to, proximity to the Target Area; availability of infrastructure; potential for job creation; likelihood of redevelopment; creation/preservation of green space; potential for housing; benefit to the town and disadvantaged/underserved communities; protection of natural resources; and ability to leverage private financial resources. OK will leverage our relationships with local real estate and site developers to assess, cleanup and redevelop sites. Millinocket is an underserved community, so we anticipate all sites selected for inclusion in the program to benefit our sensitive and disadvantaged population. OK’s plan for selecting additional sites involves community engagement and community partners who will have meaningful involvement in the decision-making process. OK’s Brownfield Advisory Committee (BAC) will act as a selection committee and will help us prioritize site selection.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

OK was formed to help the Target Area with reuse and revitalization planning, with the mission of bringing jobs back to the area through investment in Millinocket’s core infrastructure, including the GNP site. In 2020/21, OK and Millinocket participated in a combined Comprehensive Plan with the neighboring towns of East Millinocket and Medway in Penobscot County. This plan highlights the One North site which represents over 1M sqft of industrial/manufacturing space, Downtown Millinocket (152 and 140 Penobscot Ave.) and the Central Street corridor as priority areas to focus economic development opportunities and to develop long-term reuse (commercial/residential reuse) and revitalization goals. *Under the Tax Cuts and Jobs Act of 2017, Millinocket was designated as an “Opportunity Zone.”* The Town is also part of the Pine Tree Development Zone Program, which offers a reduction in corporate income and sales taxes if jobs are created. **Reuse and revitalization of blighted Downtown and Central Street properties is consistent with the goals of the Town’s Comprehensive Plan. Sites will be used to create modern commercial and workforce housing development (273 Katahdin Ave.) to support the creation of over 250 new jobs at the former**

GNP/One North site. *OK works in close collaboration with the Penobscot Indian Nation to improve the social and economic conditions of the Native American tribes in Maine. They have shown interest in the potential to utilize the Jim’s Drycleaners site (110 Aroostook Ave.) to expand their tribal community center as it is adjacent to one of their other projects.* The former Stearns High School site is underutilized given suspected contamination, once assessed and cleaned up, it could serve as modern senior or workforce housing (50 mixed-income units). Potential Brownfields sites in our Downtown and along Central Street are not located within the flood zone of Millinocket Stream or its tributaries³.

e. Outcomes and Benefits of Reuse Strategy

As an “Opportunity Zone,” Millinocket’s revitalization plans will spur economic development in one of the State’s poorest regions. Performing environmental assessments will be an important step in a multi-phased process to assess, reuse and redevelop the Target Area. Assessment, cleanup, and revitalization of Downtown and Central Street properties will have immediate direct and positive impacts to public welfare, health, reduce impacts of extreme weather, and the environment; and will stimulate the economy, create much needed living-wage jobs, expand the tax base, increase property values, reduce blight, improve community morale and catalyze neighborhood investment. The GNP site will be restored to a light industrial/forest products campus with improved stormwater systems thereby reducing impacts of extreme weather, Jims Dry Cleaner reuse will support the Penobscot Indian Nation community center expansion and Stearns School will be reused as housing. Revitalization of properties in the Target Area will allow for reuse of existing sewer, water, and electric infrastructure as well as reusing buildings that are predominately intact and can be remediated and reused in a cost-effective manner. These outcomes correlate with our reuse strategy for our Target Area.

By eliminating environmental stigma and safety concerns with vacant and dilapidated buildings that currently exist in the Target Area, we anticipate property values will rise in neighborhoods throughout town. Expanded housing choices for mixed incomes and low-income populations and provide living-wage jobs will attract private capital investment. Remodeled and new buildings will have energy efficient mechanical systems, utilize passive solar generation on rooftops, LED lighting incorporate LID techniques for stormwater management improving efficiency and resilience to the impacts of extreme weather events and natural disasters.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

This grant will stimulate the availability of numerous sources of additional funds for assessment, remediation and privately funded redevelopment in the Target Area, as described below. This will support the renovation/redevelopment of properties in the Target Area. Until environmental assessment and eventual cleanup occurs, redevelopment or renovation of blighted properties in the Target Area of Millinocket will remain incumbered.

OK received a FY2022 and a FY2020 \$350,000 Site Specific Assessment Grant for the GNP site, a FY2020 \$500,000 Cleanup Grant for the former Administration Building, a FY2021 \$500,000 Cleanup Grant for the former Research Building, a FY2022 \$500,000 Cleanup for the Engineering Building, a FY2023 \$1.5M Cleanup Grant for the Tank Farm and Rail Corridor, a FY2024 \$5M Cleanup Grant for the former Wastewater Treatment Lagoons, and a FY2025 \$4M Cleanup for the former Roll Storage Building. In September 2018, OK received a \$5.3M federal grant from the U.S. Economic Development Agency (EDA) to remediate and build critical infrastructure at the GNP Site. Additionally, OK has received a \$259,446 grant from the Maine Rural Development Authority, and a \$200,000 grant from the Northern Border Regional Commission. OK also has firm leveraging commitments from the following: \$10,000 grant funding from the Maine Community Foundation to support engineering and planning; \$114,774 from the Elmina B. Sewall Foundation via sub-grant from the Nature Conservancy for community outreach and engagement; and \$150,000 in federal grant funding from the Northern Borders Regional Commission for fiber optic broadband infrastructure. This money is being utilized for infrastructure,

³ Penobscot County, Maine National Flood Insurance Panel Number 2301110005B

utility, and telecommunication improvements which are necessary to attract and secure tenants at the GNP site.

For the identified priority sites, we would likely seek Eastern Maine Development Corporation’s Brownfields Assessment/RLF Program, and cleanup funding is available from the MEDEP and DECD’s Brownfields RLF Program. Key funding resources that owners/developers of the priority sites would be most likely to seek and secure for use in a revitalization strategy would be: 1) the Community Development Financial Institutions Fund’s and the Internal Revenue Service’s New Markets Tax Credit Program; 2) the United States Treasury Department’s and the Internal Revenue Service’s Opportunity Zone Program; and 3) the Maine Office of Community Development Community Development Block Grant (CDBG) Economic Development Program.

g. Use of Existing Infrastructure

The Target Area maintains significant infrastructure which will be reused as a cost savings for future redevelopment. Electricity: hydroelectric and solar power are generated in Millinocket for public use, high voltage electrical service lines extend directly to the GNP site and all Priority Brownfield Sites are served by electrical utilities. Water & Wastewater: properties in the Target Area are provided with public water and sewer services. Rail Access: the Target Area has access to Central Maine & Quebec’s rail line, which is capable of transporting goods to the deep-water ports of Searsport, Maine and through an interconnect to metropolitan centers in the Northeast. Data: the Target Area has high-speed fiber access. OK has not identified the need for additional infrastructure for the reuse of our priority sites.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
Community Need

a. The Community’s Need for Funding

Due to the small population of Millinocket (4,114¹) and the existence of economically impoverished sensitive populations, OK cannot provide direct funding for these large-scale assessment projects. When GNP began down-sizing, and eventually closed its doors, over 2,000 people lost their jobs and unemployment rates spiked. Technical, good-paying jobs have not returned, and unemployment in Millinocket remains high at 6.5% (Maine unemployment rate is 3.9% and USA is 5.2%⁴).

The median household income in Millinocket is \$42,936, approximately 60% of the Maine median household income of \$71,773⁴. The closure of the GNP mill resulted in a further loss of more than \$2 million in municipal taxes. The economic hardships resulting from the mill closure continue, and Millinocket’s 2016 valuation, \$176 million, represents a decrease of about \$35 million from the previous year. This devaluation was caused in part by the demolition of former paper mill buildings at the GNP site. The town also lost \$32.5 million in personal property valuation with the removal of equipment from the GNP mill site⁵. These economic hardships have made it impossible to fund environmental and assessment projects, or to address the blight and vacant Downtown buildings or along Central Street. Because OK is unable to fund environmental assessments and cleanup activities, responsibility falls on individuals, business owners, and non-profit groups. OK’s Community-Wide Brownfields Assessment Grant is crucial to the assessment and revitalization of our Target Area. The Brownfields Assessment Grant would truly be the impetus for area reinvestment and development, job creation, an increase in the Town’s tax base, and will serve to protect the health and welfare of our most sensitive citizens.

b. Health or Welfare of Sensitive Populations

Low income, unemployed, disabled adults, the elderly, pregnant women and children are our sensitive populations which are disproportionately impacted by environmental concerns present in our Target Area, including hazardous building materials (asbestos, lead paint, PCB, and mold concerns) which are present in homes and buildings in the Target Area and surrounding neighborhoods. In the Millinocket CDP, 25% of residents live below the poverty line, compared to just 11% and 12% across the rest of the state and nation, respectively. Additionally, high unemployment rates in the area are nearly quadruple that of Maine and have caused migration of young adults, professionals, and talented laborers who are forced to move elsewhere to find jobs.

⁴ 2019-2023 American Community Survey. Census.gov.

⁵ <https://bangordailynews.com/2015/09/03/news/penobscot/millinocket-property-tax-rate-rises-as-valuation-plummets/>

The median age is 57.7 with people over 65 making up over 34% of the population⁶. The older population requires increasingly high service costs and provides the Town with a diminishing tax base. *Additionally, 31% of the general population is affected by a disability (compared to 15.8% in Maine and 12.6 nationally); and 34% of the elderly population over 65 is affected by a disability*⁷. These environmental issues, combined with overall disinvestment and blight that plagues the Target Area, have impacted the health of low-income families, especially single-women and children, the disabled, and elderly individuals that live in the Target Area and are limited in their choices for housing options, lacking the funds to move or conduct necessary renovations to keep them safe. Low-income residents in particular, pay a disproportionate share of their income toward healthcare. Adding environmental contaminants to their healthcare concerns is overly burdensome to the Town's most sensitive populations.

Brownfields assessments are the first step in a redevelopment process that will create community pride, investment, and good-paying jobs. Reinvestment in the community will lead to improvements in infrastructure, our housing stock, health care services, and will improve the health and welfare of those sensitive populations who live and work in Millinocket.

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

According to the Maine Centers for Disease Control (Maine CDC), 12.8% of adults in this region suffer from asthma compared to 10.6% nationwide. According to the State cancer profiles, Penobscot County has an age-adjusted cancer mortality of 168.7 deaths per 100,000 people compared to 160 for Maine and 146 for the country. Exposure to contaminants found at the priority sites, including asbestos, VOCs and heavy metals increases the burden associated with these health conditions. Asbestos is prevalent inside many of the abandoned and dilapidated buildings in our Downtown and in vacant, commercial buildings along the Central Street corridor Target Area. Asbestos is known to contribute to *respiratory ailments, such as asthma, lung cancer and asbestosis*. This, along with other hazardous materials (solvents and metals) and petroleum impacts at Brownfields sites, highlight the burden our residents have and the importance of assessing and eventually cleaning up these sites.

Assessment, cleanup and removal of petroleum constituents, dry cleaning solvents and heavy metals contaminants that have been documented in our Target Area will reduce the hazards and mitigate health impacts to the identified sensitive populations in Millinocket.

d. Economically Impoverished/Disproportionately Impacted Populations

Millinocket Census Tract 300 is identified as a disadvantaged community by the State of Maine. Millinocket's 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. In the United States, 41% of occupied housing was constructed prior to 1970 (when lead-based paint was still widely used); however, in Millinocket, that number skyrockets (lead paint indicator 76th percentile nationally). *This means 3 of 4 individuals in Millinocket, 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-contaminated particulates and 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 which caused a cycle of disinvestment and poverty. The median household income in Millinocket is \$42,936, approximately 60% of the Maine median household income (\$71,773), and a staggering 25% of the population lives in poverty⁷. The GNP mill, former gas stations, drycleaners and light industrial properties located Downtown and along Central Street once provided jobs, security, and financial contributions, but are now contaminated relics which are a drain on the Town's economy, environment, and demographics.

The assessment grant will identify subsurface pollution caused by volatile organic compounds (VOCs) from dry cleaning solvents, petroleum, and heavy metals from the gasoline/service stations. This information will allow OK 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, powered by Brownfield assessment and redevelopment, will bring jobs

⁶ 2019-2023 American Community Survey 5-year estimates

⁷ 2019-2023 American Community Survey. Census. gov

and people back to Millinocket, spurring development and improvement of health care services, opportunities, and amenities. Reuse of these sites will address health issues and benefit those individuals who were impacted by the devastating mill closure, in addition to helping prevent further displacement of residents and businesses by reversing the current decline in available suitable housing and commercial buildings.

Community Engagement

2.e. Project Involvement & 2.f. Project Roles

OK and the Town formed a private-public partnership and created an Economic Redevelopment Committee to support redevelopment of the GNP mill property. In 2020 and 2022, OK was awarded Site-Specific Brownfields Assessment Grants to assess environmental conditions at the former GNP mill property. OK's successful Brownfields project partnership with the Town of Millinocket will continue under this new grant, and other local partner organizations will also provide meaningful involvement to the project, as described in the table below. These community-based partners have fulfilled similar roles on prior OK Brownfields projects.

Organization Name	Entity's Mission	Point of Contact	Specific Role in the Project
The Nature Conservancy	To conserve the lands and waters on which all life depends.	Bill Patterson, wpatterson@tnc.org 207-607-4819	TNC will provide grants, help convene community-based organizations, and deliver in-kind/cash support. They will have site selection voting authority.
Katahdin Area Chamber of Commerce	To be a leadership organization that will enhance the development of business and commerce in the Katahdin Region.	Katy Patten members@katahdinmaine.com 207-723-4443	This business entity has more than 100 members and will help select sites, develop reuse options, attend meetings, visioning, marketing, and be part of the Brownfield Advisory Committee (BAC). 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 program. They will have site selection voting authority.
Penobscot Indian Nation	The Nation protects its people, culture, and lands, fostering prosperity and opportunities while preserving values for future generations.	Michael Burgess, J.D. mburgess@penobscotnation.org 207-881-3333	The Penobscot Indian Nation will provide input on the assessment of the Target Area sites adjacent to tribal lands and engage in outreach. They will have site selection voting authority.

2.g. Incorporating Community Input

OK is built on community engagement having hosted extensive community outreach efforts to date. We will conduct up to three public education/information meetings to be held in our Target Area during the assessment and reporting phases, and remedial and reuse planning (interpreters will be provided). Public meetings will be handicapped accessible, and we will 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 videotelephony through a cloud-based, software platform (e.g. video) as a means for community engagement. Our offices are located in the center of town, and we have a walk-in/open door policy. Project stakeholders include site owners, neighbors, developers, community organizations, citizen groups, lenders, EPA, and MEDEP. We will also conduct up to two public meetings for each selected site: after the Phase II Assessment and after the ABCA/RAP are completed. For priority sites, community charrettes (in-depth design/planning process) will be held 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 considering the solicited community input with respect to site selection/prioritization, cleanup and future use. We will compare findings to our Comprehensive Plan for context. The Qualified Environmental Professional (QEP) will provide drawings of cleanup/reuse options at meetings for the community to review.

Project updates will be publicized in local and state-wide newspapers, on OK’s website, and social media. OK will create informational flyers, handouts, and project summary documentation, and will distribute paper versions of these documents in key locations throughout Millinocket 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 OK’s office for review.

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: OK will perform program development, organization, and support; will conduct programmatic oversight and will develop a BAC that will include OK staff, the QEP, MEDEP/EPA (technical advice), and citizen/project stakeholders. Based on a competitive bid process (per 40 CFR 30 and other applicable state and federal rules and regulations), OK will develop a Request for Proposals, hold interviews, and select a QEP. One OK staff person will attend two National Brownfield conferences. Quarterly reports and MBE/WBE reporting will be completed. ACRES will be maintained/updated. OK 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. Non-EPA grant resources needed to carry out task: Unpaid OK volunteers will assist with identifying sites.
<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: OK will lead this task, with assistance from the BAC and selected QEP.</p>
<p>d. Outputs: A BAC will be developed; a QEP will be selected; OK 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; ACRES will be updated on a Quarterly basis; and a final project report submitted.</p>
Task/Activity 2: Community Engagement
<p>a. Project Implementation:</p> <ul style="list-style-type: none"> EPA-funded activities: With help from the BAC and QEP, OK will hold up to three 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 OK 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 (with education via “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: OK will oversee this task with assistance from the BAC/QEP/community partners.</p>

d. **Outputs:** 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. Three public meetings. One-on-one meetings with Site owners, occupants, and abutters, as needed.

Task/Activity 3: Phase I & Phase II Site Assessments

a. **Project Implementation**

- **EPA-funded activities:** The QEP will conduct Phase I ESAs for eligible sites in accordance with ASTM E1527-21 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. Phase II ESAs will be conducted in accordance with ASTM E1903 and may include soil, groundwater, and/or soil gas sampling, UST assessments, or hazardous building materials inventories (HBMIs). Prior to conducting a Phase II ESA, a site specific quality assurance project plan (SSQAPP) and sampling plan will be prepared for USEPA and MEDEP review and approval. Site owners, OK staff, and the general public will be kept informed of ongoing activities. Priority will be given to sites that have the highest redevelopment potential in the Target Area as well as projects that support the Comprehensive Plan.
- **Non-EPA grant resources:** None

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 3 weeks to prepare and have a 30-day MEDEP and EPA review period, and Phase II investigations and reporting often take 8-10 weeks or more depending on scope of work, although these schedules can be expedited if needed.

c. **Task/Activity Lead(s):** The QEP will perform this task, with assistance by OK in providing site access and access to key site personnel and other resources.

d. **Outputs:** 16 Phase I ESAs, 10 SSQAPPs, 10 Phase II ESAs, 5 HBMs.

Task/Activity 4: Cleanup Planning & Area-Wide Planning/Reuse Planning

a. **Project Implementation:**

- **EPA-Funded Activities:** The QEP will develop ABCA/RAPs for areas of concern (AOCs) which require remediation based on Phase II ESA data. The ABCA/RAPs will include remedial actions for each identified contaminant that exceeds applicable MEDEP or other applicable standards. In each ABCA, remedial action alternatives will be compared based on metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. Based on the results, a RAP will be developed for the Site AOCs, considering the specific or potential reuse scenario(s) for the Site). Concurrently, OK, the BAC, and the QEP will complete reuse planning activities on select Sites. A public meeting will be held during this reuse planning period to solicit input from the public and community partners; we envision this meeting as a design charette (especially for priority sites like the GNP site) to encourage public participation.
- **Non-EPA grant resources needed to carry out task/activity:** None

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. We anticipate no impediment to completing this task within the grant period.

c. **Task/Activity Lead:** The QEP will oversee the completion of ABCA/RAPs. OK will oversee the public meeting/design charettes with assistance from the QEP and BAC.

d. **Outputs:** Outputs include up to eight (8) ABCA/RAPs; one public meeting/design charette (and associated outreach/presentation materials).

e. Cost Estimates: Unless otherwise specified, cost estimates are derived from prior assessment activities conducted by OK staff.

Task 1 – Cooperative Agreement Oversight: This task includes OK’s staff time for program development, organization, and support (80 hours @ \$50/hour = \$4,000); preparation for and attendance to up to three meetings with the BAC (30 hours @ \$50/hour = \$1,500); preparing

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 Our Katahdin, Millinocket, Maine

bidding documents for QEP selection and interviewing/contracting with the QEP (15 hours @ \$50/hour = \$750); and for travel to the National Brownfields Conference (one person - two conferences @ \$4,500 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.

Task 2 – Community Engagement: Costs under this task include OK staff (130 hours at \$50/hour = \$6,500); \$1,000 for supplies 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.

Task 3 – Phase I & II Environmental Site Assessments: We base the estimates below on prior experience (typical Phase I/II costs). We anticipate our QEP completing sixteen Phase I ESAs (16 x \$4,000 each). 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 and geophysical/drilling/laboratory subcontractors). Cost includes OK’s time for report reviews and interfacing with MEDEP, EPA, BAC personnel and property owners (120 hours at \$50/hour = \$6,000). We have allocated over 40% of the funds to tasks directly associated with Phase I/II.

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 OK’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

OK and its QEP will track progress to ensure project funds are expended timely and efficiently. We will hold monthly status meetings to review our milestone chart, 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 Brownfields 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 will determine cleanup costs, reuse/redevelopment planning activities will assist developers with their business plans for development of the Brownfields sites. During and following the Community-Wide Assessment Grant project, OK will track the leveraged private investment in assessed sites.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

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

OK has the capacity to complete the requirements of an Assessment Grant. Our team is well versed in completing timely submission of the programmatic, administrative, and financial requirements including ACRES and quarterly reporting. OK consists of industry experts with experience executing large scale projects, community engagement, marketing and social media, construction and contract management, risk management, cost control and environmental stewardship. This Brownfields Assessment project will be completed in a timely, cost-efficient, and effective manner.

Steve Sanders, OK's Director of Mill Site Redevelopment, is our Project Director and will have direct oversight of the management of this program. Steve obtained a Bachelor of Science in Physics from Boston College in 1993. He is responsible for leading OK's Brownfields Cleanup Grants and prior Site Specific Brownfields Assessment Grants. Steve will be assisted by **Michele McInnis**. Michele leads OK's Administration and Coordination. She will be in contact with the public and Target Area neighbors and will be instrumental in the public outreach/education portions of the process. OK's President and Board Member **Sean DeWitt** who currently works as a Director at the World Resources Institute will assist with the project. Sean holds a BSc in engineering from Purdue University and an MSc in Development Finance from the University of London. Sean managed over \$6M in federal and non-federal loans as part of the GNP redevelopment.

4.d. Acquiring Additional Resources

As in the past, OK 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. OK and its selected QEP will liaison with the MEDEP to design, coordinate, and oversee the successful completion of the proposed assessment program. OK will also seek the advice and support of EPA and MEDEP Brownfields Coordinators for direction on programmatic requirements. OK will promote strong labor practices, local hiring/procurement, and will link members of the community to potential employment opportunities in Brownfields assessment, cleanup, and redevelopment related to the proposed project in a meaningful and equitable way.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

1) Accomplishments

OK received a FY2020 and FY2022 \$350,000 Brownfields Site Specific Assessments for the GNP site, a FY2020 \$500,000 Cleanup for the Admin Building, and a FY2021 \$500,000 Cleanup for the Research Building (hazardous building materials abatement). OK received a FY2022 \$500,000 Cleanup for the Engineering Building, a FY2023 \$1.5M Cleanup for the Tank Farm and Rail Corridor, and a FY2024 \$5M Cleanup for the former Wastewater Treatment Lagoons. Significant assessment work has been completed and assisted in securing our first major tenant with development of a \$350,000,000 aquaculture project. Cleanup has been completed for the Admin, Research, and Engineering Buildings. OK's outputs/outcomes for all aforementioned EPA Brownfield grants were reflected in ACRES.

2) Compliance with Grant Requirements

Throughout all Brownfield grant periods, OK has submitted quarterly reports and ACRES updates on time and in accordance with all submittal requirements. Likewise, all annual financial statements have been properly submitted. All closed Brownfields grant funds were entirely spent down and our FY2023-25 Cleanups are anticipated to be drawn down and closed out ahead of schedule. Our FY2023 Tank Farm and Rail Corridor cleanup is scheduled for the second phase of construction in the spring of 2026 with grant close out by year end 2026. OK underwent a Single Audit for FY2024. All audit findings have been resolved. Our Brownfield programs are being completed in accordance with our approved work plans, schedules and terms and conditions with no corrective actions issued.

ATTACHMENT A

Threshold Criteria for Assessment Grants

**Our Katahdin, Millinocket, Maine
U.S. EPA Brownfield Community-wide Assessment Proposal**

Attachment A: Threshold Criteria

FY2026 U.S. EPA Brownfield Community Wide Assessment Grant Application
Our Katahdin, Millinocket, Maine

Threshold Criteria

1. Applicant Eligibility

Our Katahdin is a non-profit organization and maintains tax-exempt status under section 501(c)(3) of the Internal Revenue Code and therefore is eligible to apply for Brownfields Assessment funding from the U.S. Environmental Protection Agency (EPA). Documentation of tax-exempt status is included as **Attachment B** to the Narrative.

2. Community Involvement

Our Katahdin will hold up to three public meetings during the course of the grant period. We will advertise these meetings through advertisements in the Lincoln News, a local newspaper with a Katahdin section and good local readership. We will also advertise on the Our Katahdin website, the Town of Millinocket website, and with door-to-door fliers as necessary.

We will communicate the progress of our Brownfields assessment program to citizens through regular status updates which will be publicized in local and state-wide newspapers, on the Town's website, and on OK's website and social media outlets. OK will create informational flyers, handouts, and project summary documentation, and will distribute paper versions of these documents in key locations throughout town to include our sensitive populations (elderly and low-income individuals) who may not have internet access. Our Katahdin also intends to solicit local news coverage of public meetings and Brownfields events, such as public outreach and education meetings, Site walks, and redevelopment/reuse planning charettes.

The overwhelming majority of our community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs (such as those that may have hearing/reading impairments), as needed.

3. Expenditure of Existing Grant Funds

Our Katahdin had an FY2022 Assessment Grant and affirms that this grant has been drawn down and closed out.

4. Target Area and Priority Sites

The GNP mill site and Millinocket's Downtown and Central Street (Route 157) corridor is the Target Area subject of this Community-Wide Assessment grant application. Priority sites include: the former **Great Northern Paper Company mill site**, 1 Katahdin Avenue, Millinocket, Maine 04462. **Jim's Drycleaners**, 110 Aroostook Avenue, Millinocket, Maine 04462. The former **Stearns High School**, (273 Katahdin Avenue) corner of Central Street and Katahdin Avenue, Millinocket, Maine 04462

5. Named Contractors and Subrecipients

N/A as Contractors/Subrecipients have not been procured/named.