



FY26 EPA Community Wide Assessment Grant Application: City of Portland, Maine Application Information Sheet

1. Applicant Identification: City of Portland, 389 Congress Street, Portland, ME 04101
2. Website URL: <https://www.portlandmaine.gov/>
3. Funding Requested R01-26-A-015
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
4. Location: Portland, Cumberland County, Maine
5. Target Area and Priority Site/Property Information

The Target Area is the Bayside neighborhood, including Census Tract 5 (23005000500) and Census Tract 6 (23005000600) in Cumberland County, Maine. The Target Area and Priority Sites are depicted in the attached map.

 - a. Priority Site #1: E. Perry Iron & Metal Co. Scrapyard, Bounded by Somerset, Chestnut, Lancaster, and Pearl Streets, **53 Kennebec Street, 103 Chestnut Street, and 115 Lancaster Street, Portland, ME 04101**
 - b. Priority Site #2: Bayside Center, 5-Block Property in the vicinity of Preble Street, Elm Street, Cedar Street, Chestnut Street, Lancaster Street, and Oxford Street, **89 Elm Street, Portland, ME 04101**
6. Contacts
 - a. Project Director

Nancy Martin, Business Programs Manager
(207)-756-8019
nmartin@portlandmaine.gov
389 Congress Street, Portland, ME 04101
 - b. Chief Executive/Highest-Ranking Elected Official

Danielle West, City Manager
(207)-874-8689
citymanager@portlandmaine.gov
389 Congress Street, Portland, ME 04101
7. Population

69,568 (per US Census, 2024 ACS estimate)



8. Other Factors

Other Factors	Page #
Community Population is 15,000 or less	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The proposed site(s) is in a federally designated flood plain.	1
The reuse of priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2, 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	2, 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2, 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).	N/A
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)

Attached.

10. Releasing Copies of Applications





Not applicable.

Attachments: Map Attachment
 Letter from Maine DEP

FY26 CWA Assessment Grant Application: City of Portland, Maine

Application Information Sheet - Map Attachment

Legend

-  Census Tract Boundary
-  Target Area
-  Priority Site #1: E. Perry
-  Priority Site #2: Bayside Center



Census Tract 5

Census Tract 6

Google Earth

3000 ft





JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

December 9, 2025

City of Portland
Attn: Nancy Martin
389 Congress Street
Portland ME 04096

Dear Nancy Martin:

The Maine Department of Environmental Protection (Department) acknowledges that the City of Portland (City) plans to conduct assessments of brownfields sites and is applying for a 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

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area:

The geographic boundary for the proposed grant activities is **the City of Portland, Maine**. Since its founding in 1632, Portland has served as the gateway for manufacturing and shipping Maine's bounty of fish, farm, and forest products around the world. Throughout its history, the city's physical footprint expanded to keep up with economic growth through urban filling, whereby contaminated soil was used to fill in low-lying areas to create usable land. During World War II, Portland was a home base to the North Atlantic fleet, where 30,000 civilians built Liberty ships, locomotives, and rail cars in support of the war raging in Europe. Following World War II, distribution of products shifted to trucking instead of ship and rail, the economy transitioned from manufacturing goods to providing services, and Portland's families and workers moved elsewhere. These transitions left behind a legacy of abandoned and blighted commercial and manufacturing sites and run-down older housing. Over 250 Brownfields sites are located in Portland, based on Maine Department of Environmental Protection (MEDEP) databases. Additionally, 57% of occupied housing units in Portland were built before 1960, before hazardous materials like asbestos and lead paint were banned. The economics of assessing and cleaning up these sites drives development elsewhere and contributes to sprawl, inefficient use of existing infrastructure, decreased tax revenue, and missed opportunities for remediation and reuse, while our residents remain exposed to contamination.

The Target Area is the Bayside/East Bayside neighborhood (referred to as **Bayside** in this application), which consists of Census Tracts 5 and 6, within Cumberland County, Maine. In addition to the commercial/industrial sites and urban fill concerns, ill-fated urban renewal projects, such as the construction of Franklin Arterial roadway in the 1960s that destroyed several blocks of homes and split Bayside in half, have resulted in brownfields sites located in direct proximity to residences that are home to low-income families, the elderly, and other sensitive populations.

Most of the Bayside Target Area was originally part of Back Cove, a shallow inlet of Casco Bay that abuts the neighborhood to the north. Back Cove historically received the city's raw sewage before modern sanitation practices were developed. Beginning in the mid-1830s, portions of Back Cove were filled with contaminated urban fill to create usable land. After the Great Fire of 1866, which decimated Bayside, additional filling continued through the early to mid-1900s. Bayside is underlain with several feet of urban fill contaminated with metals, asbestos, and polycyclic aromatic hydrocarbons (PAHs), debris, ash, etc. Urban fill is geotechnically unsuitable for new construction and must be excavated. Furthermore, the Bayside area was home to various industries like manufacturing, scrap yards, fuel storage facilities, and chemical warehouses. Based on previous inventories, nearly 40 Brownfields sites are present in the Bayside Target Area, portions of which are within FEMA floodplains. When intense rainstorms coincide with high tides, widespread flooding occurs, disrupting travel and business, causing vehicle and property damage, and dispersing contamination. The land throughout this Target Area is known for negative environmental impacts, and redevelopment projects are complicated or entirely scrapped due to soil management and abatement costs. Additionally, the community gardens located in Bayside that were once a source of fresh fruit and vegetables have been abandoned or operations have been suspended pending assessment and remediation of the underlying contaminated soil.

Our current FY23 Brownfields Assessment Grant is nearly expended well ahead of schedule, and we desperately need additional funding to characterize these contaminated sites. Grant funds will be used to understand the health risks, develop remedial strategies, and quantify the cleanup costs to encourage redevelopment. The goals are to eliminate the negative health effects, reduce the perceived stigma of blighted properties, and provide much-needed housing, greenspace, and economic opportunities for our residents.

b. Description of the Priority Brownfield Site(s)

Through these grant funds, we will prioritize 2 sites, described below.

E. Perry Iron & Metal Co. Scrapyard: Occupying 4 acres across two blocks bounded by Somerset, Pearl, Lancaster, and Chestnut Streets, the E. Perry site is a relic of Bayside's industrial past. The site consists of three parcels within Census Tract 6: 53 Kennebec Street, owned by Howles Corp., and 103 Chestnut Street and 115 Lancaster Street, owned by Redfern Kennebec LLC. The site is underlain with urban fill and operated for over 125 years, accepting and processing solid waste. Processing activities caused dust and particulates to be released into the air, impacting nearby residences. Modern day environmental regulations were nonexistent during much of the scrap yard's operational history, and releases may have been undetected or unreported. Half of the site owned by Redfern

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

recently operated as a scrap yard and includes a decrepit commercial building and residual solid waste. The other half owned by Howles Corp. has sat as an unpaved, unsecured lot for over 10 years. Based on limited assessment work funded by MEDEP, soil and groundwater are contaminated with metals (mercury and lead), solvents, polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), oils, and other toxic materials. Redevelopment has stalled due to contamination concerns and potential for excessive flooding. This site is a priority due to the significant contamination, dispersion during floods, and associated health hazards, and because Redfern is engaged to develop half of the site.

Bayside Center: The Bayside Center site includes 14 parcels, occupying 7 acres over five blocks in the vicinity of Preble, Elm, Cedar, Chestnut, Lancaster, and Oxford Streets in Census Tract 6, owned by Reveler Development. Since the land was filled, Bayside Center has been used for commercial/industrial purposes, such as auto repair, towel manufacturing, dry cleaning, carpentry shops, paint and print shops, gas stations, residences, and railroad operations. Bayside Center currently consists of run-down commercial/industrial buildings, parking lots, and vacant land. The Bayside Community Garden is within the Bayside Center site, but was recently shut down pending assessment and cleanup. Soil and groundwater are contaminated with petroleum, chlorinated solvents, metals, PCBs, and/or undocumented or abandoned underground tanks. The aging buildings contain asbestos, lead paint, and PCBs. The city has funded some assessment, but significant work remains with most of the parcels lacking any assessment to date. Reveler has purchased all of the parcels and redevelopment plans are approved by the city (described below). This site is a priority as the developer is engaged and reuse plans are approved.

c. Identifying Additional Sites

Though there is significant need for funding in Bayside, the city plans to use grant funds for additional sites needing assessment within city limits. The city and our partners (neighborhood organizations, affordable housing developers, the community garden operator, and the regional planning organization) will notify the community of fund availability through the methods detailed in later sections and encourage applications for Brownfields funding. Our application form, developed for prior grants, includes criteria such as site history, proposed reuse, expected leveraged funds, approximate timeline, and proximity to economically impoverished or disproportionately impacted populations. The city will review the applications and prioritize grant spending efforts with a focus for the prioritization being placed on sites in areas with overburdened populations, greatest health hazards, high likelihood of redevelopment, potential to leverage private capital for cleanup and redevelopment, and projects providing community services (affordable housing, social services, businesses/jobs, low-cost groceries, or community gardens).

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

The **E. Perry Scrapyard** is expected to be redeveloped with housing and greenspace. Redfern purchased half of the scrapyard in May 2024 for construction of a new housing development called Kennebec Block that will include 2 apartment buildings with 500 market rate and workforce housing units. However, the project is paused pending additional assessment. We are working with the community to identify sustainable reuses for the remainder of the site, with preliminary feedback showing preference for greenspace and community uses. Reuse will include flood mitigation strategies, such as including permeable and unpaved surfaces, underground stormwater retention systems, and improved drainage. The **Bayside Center** site will be redeveloped according to the city-approved Master Development Plan. Reuse includes 800+ mixed-income housing units, 28,500 square feet of new commercial space, community areas, greenspace, and improved pedestrian infrastructure. Additionally, the Bayside Community Garden will be rebuilt. Thanks to our FY23 Assessment and active FY22 RLF Grants, the Bayside Center parcel at 89 Elm Street is currently being cleaned up and redeveloped by the owner and Avesta (a partner listed below) with 201 affordable housing units. As discussed below, city ordinances will require the new buildings to incorporate renewable energy sources and energy efficiency measures, which Avesta and other developers incorporate in their designs.

These reuse strategies align with Portland's priorities and visions for the future. Since the early 1970s, we've implemented multi-faceted development plans, reuse strategies and zoning changes. Housing needs are addressed in our 2017 comprehensive plan, Portland's Plan 2030. Guided by the premise that "all who work in Portland should have the option of living in Portland," the plan established a goal of creating 2,557 new housing units in the city by 2027. In November 2024, the City Council approved the city's ReCode effort, Portland's first comprehensive rewrite of the entire land use code and zoning map in over 50 years. ReCode will advance the goals of Portland's Plan 2030 and address identified needs in housing, design, preservation, conservation, the working waterfront, energy, and

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

transportation by allowing a broader range of uses, more residential density, and additional height. Annual goals of the Portland City Council in recent years include increasing access to rental and home ownership that's safe, affordable, and accessible. Reuse of the priority sites for mixed-income housing will contribute to these goals.

The city is also focused on improving transportation and connectivity. Portland City Council adopted the VisionZero Quick Action Plan in 2025, which outlines a series of actions to strengthen existing efforts to increase bicycle and pedestrian safety in the city. Also in 2025, we launched the Reimagining Franklin Street project. Preceded by a visioning phase and feasibility study, Reimagining Franklin Street intends to reverse the damage done by the Franklin Arterial urban renewal project by updating street designs and land use plans. The reuse of the Priority Brownfields Sites includes improved pedestrian access and neighborhood connectivity, in alignment with these initiatives.

The inclusion of greenspace and improvements to drainage in the reuse plans aligns with city and community priorities, reflected by our \$170M investment in the combined sewer overflow separation project in the Target Area, including infrastructure improvements and creation of the new Preble Park. The city has also prioritized remediating and reopening the 11 city-owned community gardens. At the request of the community, we used municipal funds to perform limited soil sampling and risk assessment, but more analysis is necessary.

e. Outcomes and Benefits of Reuse Strategy

Private funds will be leveraged through this grant, which is already being secured by the Priority Brownfields Site developers. Through this grant, the city will enhance quality of life for residents, and grow the economic vitality of neighborhoods and districts. Additionally, the cleanup and redevelopment of the derelict Priority Brownfields Sites will increase property values in the neighborhood. The safe, affordable housing created at both the E. Perry and Bayside Center sites will encourage workers to live in Portland once again. Because the reuse strategies include transportation improvements, these workers can safely commute to jobs and shops within the city via foot and bike. Inclusion of commercial spaces in these developments provide opportunities for new businesses and additional jobs for the residents living in the Target Area following cleanup and redevelopment. Our partners Avesta and Portland Housing Authority (PHA) have already invested in Bayside by building affordable housing and have expressed interest in cleaning up and redeveloping more sites. Avesta utilizes thermal energy systems and solar panels to power their buildings when possible, and several Avesta buildings have energy efficiency certifications (LEED, ENERGY STAR, Passive House), which are being incorporated at Bayside Center. Additionally, the city's Green Building Ordinance requires compliance with energy efficiency measures and associated certifications for projects receiving city funding, ensuring that these principles will be incorporated in the redevelopment for the priority sites and beyond. These renewable/efficient energy efforts will be marketed to attract commerce and residents who want to be in the center of a resilient, green infill redevelopment.

Reuse of the E. Perry site partially as greenspace will provide Bayside residents with recreational opportunities and connections, as the site is located along the Bayside Trail, an existing recreational greenway connecting much of the city. The proposed greenspace will be designed in such a way to serve as a resiliency tool to protect residents and redeveloped properties from more frequent and extreme flooding due to extreme weather events and natural disasters (capture and store floodwaters, limit paved surfaces to ensure stormwater/rainfall infiltration).

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

At the E. Perry site, Redfern estimates \$150M in investment is needed for the project and sources are currently being identified and secured. At the Bayside Center site, funding for the cleanup and redevelopment of the 89 Elm Street parcel include \$35.5M in Low Income Housing Tax Credits, \$77.72M in loans from MaineHousing, and \$1.04M from Efficiency Maine. Non-Brownfields investment at Bayside Center is estimated at \$350-375M from all sources. The city currently has a \$5M FY22 Brownfields RLF Grant and Post-Closeout Program Income (PCPI) that has revolved back into our program. Our RLF funds are committed to the following on-going cleanup projects in the Target Area: \$2.63M for Avesta's 89 Elm Street affordable housing project, \$450,000 for PHA's COMB Block affordable housing project, and \$275,000 for the Youth & Family Outreach (YFO) affordable housing / childcare and social services project. We'll apply for supplemental Brownfields RLF funding to continue the momentum.

Given the city's successful history, we will continue to assist in the creation of affordable housing through the strategic allocation of HUD funds to construct affordable residences at the Priority Brownfields Sites, particularly the HOME Investment Partnerships Program and CDBG funds. Rebuilding the community gardens is also eligible for CDBG funding. We also have valuable local funding tools including the Housing Trust Fund (HTF), Affordable Housing Tax Increment Finance Districts (AHTIF) and the Housing Development Fund (HDF). From 2023 to 2025,

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

the City Council allocated \$8,547,614 in HOME and Housing Trust Funds and \$250,000 in CDBG funds towards the creation of 639 units of affordable housing reserved for low-income households.

Additional sources of funding include the Greater Portland Council of Governments (GPCOG), Maine Department of Economic and Community Development (MEDECD), and EPA's Targeted Brownfields Assessment (TBA) program, which have provided Brownfields funding to assess, clean up, and redevelop sites in Portland. Both Priority Brownfields Sites are within walking distance to many nearby amenities, including grocery stores, restaurants and breweries, encouraging funding from private developers. We'll continue to seek other funds and advocate for potential funding for developers through federal, state, and local grants/loans.

g. Use of Existing Infrastructure

The City has and will continue to reuse existing utility infrastructure in the Target Area, including water, sewer, gas, electric, and high-speed internet. As described above, the city recently invested in stormwater/wastewater system upgrades in Bayside, which will service the Priority Brownfields Sites. Buildings will be renovated and reused when feasible and safe. Utilizing existing infrastructure will ensure sustainability while redevelopment will focus on green infrastructure and equitable development for our low-income citizens to ensure they will thrive. The City recently realigned Kennebec and Somerset Street in the Target Area for traffic mitigation, with additional planning and design underway (\$200,000 in funding secured). Additionally, the Reimagining Franklin Street project is being funded by a \$2M grant from the US Department of Transportation (DOT) and a \$500,000 match from the city and Maine DOT. If additional funding is needed for infrastructure upgrades, we will seek funding from USDOT, Maine DOT, MEDECD, and other entities as applicable.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

The City and the Bayside target area are home to low-income families. Per the 2024 ACS, when compared to Cumberland County, the City has higher poverty (11.6% City vs. 8.1% County), lower per capita income (\$52,916 City vs. \$56,076 County), more families with food stamp/SNAP benefits (12.7% City vs. 7.6% County), and lower median household income (\$82,059 City vs. \$94,651 County). The Target Area has a small population (5,879 per Census data) and is in significant need of assistance.

City residents are faced with a serious housing crisis: the occupancy rate is 89.5% (vs. 80.5% in Maine), homeownership rate is 43.1% (vs. 73.3% in Maine), median gross rent is \$1,711 (vs. \$1,210 in Maine), and the percent of structures built pre-1940 is 47.0% (compared to 22.4% in Maine). These figures show that the City's residents are forced into paying a disproportionate amount of their already low income on renting aging structures contaminated with hazardous building materials like lead paint and asbestos; that is, if any housing is available at all. City residents do not have the means required to seek environmental assessment or remediation independently. The City plans to use new Assessment Grant funds and our existing RLF funds to invest in the City to improve these statistics and provide a path for cleanup and reuse of contaminated properties, with a focus on the Bayside neighborhood. As discussed above, reuse goals will include affordable housing, social services, community gardens, greenspace, and new commercial/industrial businesses that will provide jobs.

b. Health or Welfare of Sensitive Populations

Residents in the Target Area earn less than average: median household income is \$53,948 in Census Tract 6 vs. \$94,651 in Cumberland County and \$81,604 in the US. Additionally, poverty rates are strikingly high for children (17% in Census Tract 6 vs. 8.2% in Cumberland County and 15.5% in the US) and the elderly (18% in Census Tract 6 vs. 8.3% in Cumberland County and 11.2% in the US). Bayside is home to more disabled individuals (29.2% in Census Tract 6 vs. 7.6% in Cumberland County vs. 13.7% in the US), and more residents lack healthcare (6.4% in Census Tract 6 vs. 4.4% in Cumberland County).

Bayside is often where the homeless congregate because social services are nearby (Preble Street Shelter, Spurwink, and Greater Portland Health to name a few). In 2023, a large encampment with over 100 tents was located in a Bayside parking lot until it was cleared by state and city officials due to health and safety concerns.

Per Maine DOT's 2023 Annual Traffic Volume Report, the busiest road in Maine is the stretch of Interstate 295 that runs through Bayside. Vehicle exhaust contains pollutants like carbon and nitrogen oxides and particulate matter. Maine DEP selected this area due to the high traffic and maintains an air monitoring station to continuously track ambient air conditions. These overlapping economic, health, housing, and environmental burdens demonstrate the severity of issues experienced by sensitive populations within the Target Area.

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

City and state resources are already dedicated to resolving these important issues. This Brownfields Assessment Grant is desperately needed to create housing and economic opportunities for these populations and reduce the health and welfare issues by identifying and quantifying the contamination in the subsurface and in aging buildings, cleaning up and abating the contaminants, and providing safe, redeveloped sites for Target Area residents. Assessment efforts will advance redevelopment that promotes improved health and welfare of all Bayside residents.

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

According to the Maine Tracking Network, compared to Cumberland County, the City has a higher rate of COPD- and asthma-related emergency department visits and hospitalizations, as well as a higher rate of childhood lead poisoning. Per the December 2024 Maine Shared Community Health Needs Assessment report for Portland, the City has higher rates of colorectal and lung cancer deaths than Cumberland County. The City's rate of new lung cancer cases is higher than the county's rate and is getting worse over time. Per the CDC PLACES map, compared to the US as a whole, Census Tract 6 in the Target Area has higher rates of asthma (13% vs. 10.8%). These health conditions can be linked to the contaminants of concern in the target area, including PAHs, lead, solvents, petroleum, PCBs, and asbestos from the contaminated urban fill material, historical industrial uses, and hazardous building materials. Additionally, high traffic on I-295, which runs adjacent to the neighborhood, results in more particulate matter and carbon monoxide. Based on these contaminants and the known toxicological effects, environmental impacts to the soil, water, and air in the target area may be contributing to the higher rates of asthma and cancer; lead-based paint in the deteriorating structures and adjacent areas is causing lead poisoning. The CDC PLACES map also indicates that compared to the US, residents in Census Tract 6 report more frequent mental distress (20.9% vs. 17.0%) and depression (27.6% vs. 22.9%), reflecting that poor physical health combined with environmental hazards and limited housing & economic opportunities are leading to negative psychological effects.

The assessment grant will help to reduce these impacts by helping the City understand exposure pathways/receptors and the most effective ways to clean up the contamination and stop further contact/exposure from occurring. The grant will also allow for the creation of new, safe, modern housing to eliminate contact with hazardous building materials in the existing aging buildings. Wherever possible, exterior areas will be turned into usable green spaces without the concern of ingesting contaminated soil/sediment/water. Together, these efforts will make Bayside a better place to live and work.

d. Economically Impoverished/Disproportionately Impacted Populations

The Bayside Target Area is a diverse, growing population which is facing poverty and health impacts related to contaminated properties and aging housing, demonstrated by Bayside's high poverty rate of 25.9% compared to the poverty rates of Maine (10.6%) and the US (12.1%) per US Census data. Per the CDC ASTDR Database, the Target Area exhibits high social vulnerability, moderate to high environmental burden, and high climate burden, which reflect that Bayside is disproportionately impacted by environmental hazards/consequences resulting from industrial and commercial operations and prior policies. Assessing and cleaning up sites through the Brownfields program will result in improved health for Bayside's sensitive populations. Cleanup and reuse of the priority sites will include abatement of asbestos and lead paint in existing buildings, excavation and/or consolidation of contaminated soil, construction of pavement, building foundations, and/or landscaped areas that double as cap and cover systems to prevent contact with residual contaminated soil, installation of mitigation systems to prevent vapors from entering indoor air, and/or groundwater treatment. Remediating contaminated soil by excavating and/or capping the soil in conjunction with redevelopment will reduce risk posed by direct contact and particulate inhalation. Soil vapor and groundwater remediation at these sites will also mitigate vapor intrusion into the living and workspaces inside buildings. Additionally, the residual lead-paint and asbestos in the older buildings will be assessed and cleaned up, eliminating lead poisoning of children in the low-income and workforce housing. Overall, the reduction in exposure to soil, groundwater, and building materials contaminated with hazardous substances and petroleum will reduce the rates of asthma and cancer that are caused by Brownfields sites.

Affordable housing, new commercial/industrial space, and greenspace will ensure that the low-income Bayside residents have safe, reliable places to live, new job opportunities, and outdoor space to enjoy. Reopening the community gardens once remediated will provide fresh fruit and vegetables. Redevelopment will also remove blight and increase community pride, both of which will result in a reduction of crime and improved community welfare. The improvements in pedestrian/cyclist access and flood mitigation measures will have a positive impact on long-term accessibility and resilience for Bayside residents. The City's Brownfields program manager also oversees other municipal funding programs focused on economic development, like small business loans and storefront loans, and

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

will connect residents and business owners with additional opportunities to stimulate economic growth by and for our residents.

Community Engagement

e. Project Involvement & f. Project Roles

Name of organization	Entity’s Mission	Point of Contact	Specific involvement in project / assistance provided
Bayside & E. Bayside Neighborhood Associations	Promote health, safety, green spaces, diversity, housing, & sustainable development. Help low income, elderly, and disadvantaged populations	Tom Blackburn, president@baysideportland.org , 207-874-8300 & Ellen Bailey, info@eastbayside.org 207-874-8300	CBO. Assist with outreach & information sharing, identify and select sites, ensure cleanup & reuse plan aligns with community needs, represent residents directly affected by the project work in target area.
Avesta Housing	Improve lives and strengthen communities by promoting and providing quality affordable homes	Nate Howes, NHowes@AvestaHousing.org , 207-553-7780 x3374	Developer. Assess, clean up, and redevelop sites for affordable housing, identify new sites, provide services and information to existing residents. Currently assessing & cleaning up part of Bayside Center priority site.
Cultivating Community	Provide education, resources, and opportunities to grow and share culturally familiar food. Prioritize children, people of color, elderly.	Silvan Shawe, silvan@cultivatingcommunity.org , 207-761-4769	CBO. Assist with outreach & information sharing, assist with site selection and reuse planning, ensure alignment with community needs.
Portland Housing Authority	Provide and expand affordable housing and services that improve quality of life, build community, enhance safety, & promote personal success.	Jay Waterman, jwaterman@porthouse.org , 207-773-4753 x8227	Developer. Assess, clean up, and redevelop sites for affordable housing, identify new sites, provide services and information to existing residents. Currently assessing & cleaning up sites in target area.
GPCOG	Strengthen communities and connect the region to build a vibrant and resilient future.	Paul Johnson, pjohnson@gpcog.org , 207-749-4888	Regional organization. Assist with site identification and selection, refer owners and developers to program, RLF for cleanup.

g. Incorporating Community Input

The City will use the following tools to solicit and incorporate input: City Website (notices about public meetings, meeting minutes, project updates, Brownfields information repository including assessment/cleanup reports, presentations, and ArcGIS StoryMap); Public Meetings (regularly scheduled public City Council meetings occurring 2x/month and specially scheduled meetings, during/after site selection, assessment, and cleanup, meetings broadcast via Zoom); Newspaper, E-Mail Listserv, and Social Media (promote program/solicit new sites, provide updates and success stories, advertise meetings). City Hall is located downtown, one block from the Target Area. Public meetings will be held at City Hall or in the neighborhood of the project site. The City will create paper flyers/postings at least once per year to publicize the Brownfields program and solicit input and one Brownfields Fact Sheet per assessment site, providing paper and electronic documents directly to our project partners for distribution. Bayside is within City District 1; the current District 1 City Councilor lives in Bayside, served as the president of the Bayside Neighborhood Association, and is in regular contact with the City’s Brownfields program manager. Our project partners will assist with identifying and selecting sites, and community members will have an opportunity to provide feedback on which sites should be prioritized. We also look to the community to provide suggestions and opinions on the cleanup and redevelopment decisions, including the cleanup options presented in ABCAs and specific reuse design (i.e., adding green space, playgrounds, etc.). Additionally, community members might have been present during the previous industrial processes that contributed to contamination and may share valuable information to design assessment and

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

cleanup approaches. The city and QEP will review the community feedback and modify the assessment, cleanup, or redevelopment approach if it is feasible and warranted.

The City recognizes and embraces our diverse community, and communications will be provided via alternative methods upon request. Translation will be provided by Propio Language Services. We consider **all** input, because this program is for the benefit of our community, and will respond to requests/comments using these methods, along with direct written responses, as necessary. We will also set up additional meetings/postings/publications, as needed, to further respond to public input/comments. There will be several opportunities for public engagement triggered by City ordinance, including master planning, concept approval, and site plan review.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

a. Project Implementation, b. Anticipated Project Schedule, c. Task/Activity Lead, & d. Outputs

<p>Task/Activity 1: Grant Oversight</p> <p>i. Project Implementation <i>EPA-funded tasks/activities:</i> Grant management, cooperative agreement oversight. Quarterly reporting, FFR reports, MBE/WBE forms, compliance with technical requirements (historic preservation, threatened/endangered species), ensure protection of human health and the environment. Prepare closure report at the end of the grant period of performance. Meetings with EPA and MEDEP. Travel to Brownfields regional/national conferences. <i>Non-EPA grant resources needed to carry out tasks/activities:</i> City funds in-kind costs, including staff salaries and benefits, legal services, procurement of QEP.</p> <p>ii. Anticipated Project Schedule: Procure QEP in Q1 2027, quarterly reports in ACRES every quarter for the 4-year grant period, biweekly meetings with QEP to track grant funding/discuss program strategy/site updates for the 4-year grant period. Submit closure report at the end of the grant period. City attends Brownfields regional and national conferences (1 every year, alternating years, for the 4-year grant period).</p> <p>iii. Task/Activity Lead(s): City will lead general oversight and financial management with support from QEP to generate quarterly reports, comply with technical requirements, attend meetings, and prepare closure report.</p> <p>iv. Output(s): Contract with QEP (Q1 2027), quarterly reports (1 per qtr, total of 16), meeting minutes/agendas for discussions with QEP (6 per qtr, total of 96), 1 closure report, attend up to 4 Brownfields conferences.</p>
<p>Task/Activity 2: Community Involvement</p> <p>i. Project Implementation <i>EPA-funded tasks/activities:</i> Attend public meetings and meetings with owners, developers, and community members, generate Brownfields program flyer, generate site-specific fact sheets, publish newspaper notices, prepare Q&As as requested by the public, maintain/update Brownfields inventory. <i>Non-EPA grant resources needed to carry out tasks/activities:</i> City funds in-kind costs, including staff salaries and benefits and legal services, for City staff to attend meetings and oversee community involvement. City to host meetings remotely or at City Hall and maintain Brownfields website at no cost to the grant. Community partners to assist with outreach.</p> <p>ii. Anticipated Project Schedule: Attend various meetings with the public/community and owners/developers (at least 1 per qtr for all 4 years, dependent on interest/availability), attend a minimum of 4 City Council meetings and 4 general public information meetings (each to be conducted separately in Q1 2027 for program kick off, Q1 2028 for program update, Q1 2029 for program update, Q1 2030 for program update/ closeout), generate Brownfields inventory in Q1 2027 and update once per qtr. Generate program flyer in Q1 2027, generate site-specific fact sheets as sites come into program (approx. 4 per year).</p> <p>iii. Task/Activity Leads: City will coordinate meetings and facilitate community involvement with support from QEP to attend meetings, generate flyers/fact sheets, update inventory, and other tasks as needed, and outreach support from community partners to distribute flyers, solicit site nominations, facilitate discussions, and provide meeting space.</p> <p>iv. Outputs: PowerPoint slides for public/community meetings (2-3 total), 2 newspaper ads, approx. 12 sets of notes from meetings with owners/developers, 1 Brownfields program flyer, 10 site-specific fact sheets, 8 sets of meeting minutes/agendas for City Council and public information meetings, 1 Brownfields inventory, 1 website.</p>
<p>Task/Activity 3: Site Assessments</p> <p>i. Project Implementation <i>EPA-funded tasks/activities:</i> Update site nomination/application form, identify and prioritize sites, access agreements, site eligibility checklists. Completion of a total of 10 Phase I ESAs per ASTM E1527-21 and AAI and up to 7 SSQAPPS and Phase II ESAs/Hazardous Building Material Surveys (HBMS).</p>

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

Non-EPA grant resources needed to carry out tasks/activities: City funds in-kind costs, including staff salaries and benefits, legal services. Technical assistance from EPA and DEP.

ii. Anticipated Project Schedule: Phase I ESAs – 2 in Q1 2027, 1 in Q3 2027, 1 in Q1 2028, 1 in Q3 2028, 1 in Q2 2029, 1 in Q1 2030, 1 in Q4 2030, 1 in Q2 2031 (total of 10); QAPPs – 1 anticipated to be completed in each of the following quarters: Q3 2027, Q2 2028, Q3 2028, Q1 2029, Q2 2029, Q4 2029, Q2 2030 (total of 7); Phase II ESAs/HBMSs – 1 anticipated to be completed in each of the following quarters: Q4 2027, Q3 2028, Q4 2028, Q2 2029, Q3 2029, Q1 2030, Q1 2031 (total of 7)

iii. Task/Activity Lead(s): QEP (oversee field work/technical report) with City support to identify/prioritize sites and complete access agreements and eligibility checklists. Community partners to assist with site identification/prioritization.

iv. Output(s): 1 updated nomination/application form, 10 Phase I ESAs (including Access Agreements and Site Eligibility Concurrence Checklists), 7 QAPPs, 7 Phase II ESAs, including HBMS. Periodic project/field work updates provided by QEP via e-mail as needed throughout assessment activities to maintain oversight/schedule (approx. 1 per site per month while site-specific task is underway).

Task/Activity 4: Reuse Planning

i. Project Implementation

EPA-funded tasks/activities: Based on the Phase II ESA/HBMS findings, up to 4 sites will proceed to reuse planning in preparation of cleanup and redevelopment. Selection will be based on proximity to overburdened populations, greatest health hazards, likelihood of redevelopment, leveraging potential, and projects providing community services. Completion of a total of 4 ABCAs, 4 MEDEP Voluntary Response Action Program (VRAP) Applications, and 1 reuse study. Meet with community partners/public to discuss cleanup/reuse strategy (1 meeting per site), correspond via email with Q&A.

Non-EPA grant resources needed to carry out tasks/activities: City funds in-kind costs, including staff salaries and benefits, legal services. Technical assistance from EPA and DEP. Community partners will be consulted during cleanup planning. Site owners/developers will fund VRAP fee (10% of assessed value capped at \$15,000).

ii. Anticipated Project Schedule: ABCAs - 1 anticipated to be completed in each of the following quarters, dependent on completion of Phase II ESAs in Task 3: Q2 2029, Q4 2029, Q2 2030, Q2 2031 (total of 4); MEDEP VRAP Applications – 1 anticipated to be completed in each of the following quarters, dependent on completion of ABCAs: Q3 2028, Q3 2029, Q3 2030, Q4 2031 (total of 4). Site reuse study anticipated to be completed in Q2 2028.

iii. Task/Activity Lead(s): City and QEP partnership. City will ensure that cleanup/reuse planning aligns with City plans / goals, and QEP will prepare technical reports. Community partners to assist with site selection and information sharing.

iv. Output(s): 4 ABCAs, 4 MEDEP VRAP Applications, 1 reuse study. 4 sets of meeting minutes/agendas and Q&As.

e. Cost Estimates

Budget Categories		Project Tasks (\$)				Totals
		Grant Oversight	Community Involvement	Site Assessments	Reuse Planning	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$5,000	\$0	\$0	\$0	\$5,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$1,500	\$0	\$0	\$1,500
	Contractual	\$31,000	\$16,500	\$360,000	\$86,000	\$493,500
	Construction	\$0	\$0	\$0	\$0	\$0
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$36,000	\$18,000	\$360,000	\$86,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$36,000	\$18,000	\$360,000	\$86,000	\$500,000

Detailed Costs Per Unit are based on previous grant activities and QEP estimates. At least 40% of the funds are directly associated with site-specific work (i.e., Phase I & II ESAs and cleanup planning). **The City will fund all personnel/fringe and legal costs through City funds to use as much grant funding as possible for assessment and cleanup/site reuse planning.** No administrative costs will be expended.

Task 1: Cooperative Agreement Oversight: Total \$36,000. *Travel Costs:* City expenses = \$5,000: 1 person, 2 Brownfields regional mtgs, approx. \$800 lodging/per diem = \$1,600 total; 1 person, 2 Brownfields national mtgs, approx. \$1,700 airfare/lodging/per diem = \$3,400 total. *Contractual Costs:* \$31,000: QEP assistance (200 hours at average of \$155/hr for technical support, quarterly reports, agendas, and other support as needed over 4 years)

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

Task 2: Community Outreach: Total \$18,000. *Supplies:* City expenses = \$1,500: 2 newspaper ads at \$500 each = \$1,000 total, personal protective equipment for on-site meetings (hard hat, boots, eye protection) = \$500 total. *Contractual Costs:* \$16,500: QEP assistance (100 hours at average of \$155/hr for attending meetings, preparing PowerPoint presentations, flyers, fact sheets, and agendas/minutes over 4 years = \$15,500; printing 50 copies each of program flyer and 10 site-specific fact sheets: total of 550 copies at \$1.75/copy plus shipping = \$1,000)

Task 3: Phase I and Phase II Assessment Activities: Total \$360,000. *Contractual Costs:* Phase I ESAs: 10 at \$4,000 each = \$40,000 total; QAPPs: 7 at \$5,000 each = \$35,000 total; Phase II ESAs (incl. HBMS): 7 at \$40,000 each = \$280,000 total; \$5,000 for QEP time to prepare site eligibility checklists and provide periodic updates (30-35 hours total, est. 3-4 hrs per site for 10 sites, at average of \$155/hr)

Task 4: Site Reuse and Cleanup Planning: Total \$86,000. *Contractual Costs:* ABCAs: 4 at \$15,000 = \$60,000 total; VRAP Applications: 4 at \$5,500 = \$22,000 total; \$4,000 for QEP time to prepare agendas/minutes and attend meetings (25-30 hours total, est. 6-7 hrs per site for 4 sites, at average of \$155/hr)

f. Plan to Measure and Evaluate Environmental Progress and Results

The City and QEP will meet at least monthly and meet with EPA at least quarterly. We'll continually track, measure and evaluate grant/project progress to ensure grant dollars are being directed towards the projects with the most significant environmental and economic impact. As with previous Brownfields grants, we'll maintain budget tracking sheets and milestone charts for the entire grant and each specific site, including number of Phase I ESAs, QAPPs, Phase II ESAs/HBMS, ABCAs, VRAP Applications, and Reuse Studies, along with dates/number of meetings, flyers/fact sheets produced, Q&As developed, and other outputs as needed. We will ensure Sufficient Progress is achieved per the Cooperative Agreement. If the anticipated schedule or type/number of outputs aren't achieved, we will determine root causes and develop corrective actions with assistance from EPA and our QEP, such as increasing the number of public meetings to publicize the program, identifying additional community partners to solicit input and nominate sites, and reviewing/updating overall strategy.

The City will track eventual outcomes related to the grant such as number of jobs created, funding leveraged, and acres remediated and ready for reuse. We'll also monitor health and economic trends in the city and Target Area, such as reported chronic health conditions/diseases and poverty and unemployment rates, to determine if the assessment and cleanup related to this grant and our overall Brownfields program is improving the health and well-being of our community. This data will be reviewed approximately annually and shared with the community to measure long-term outcomes of Brownfields assessment and cleanup.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

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

The City has successfully managed a variety of Brownfields grants since 1996. Our Brownfields staff are well-versed in the program and have capacity to continue this program into the future. The City's Brownfields Program will continue to be managed and administered by Housing and Economic Development Department (HEDD) staff. Ms. Nancy Martin, Business Programs Manager, will be the Brownfields Program Manager and provide day-to-day oversight. She holds an undergraduate degree in International Relations from Tufts University, a graduate degree in International Development from Georgetown University, and has nearly two decades of experience in urban programming, private sector financial development, evaluations, communications, and capacity building for local, federal, and international organizations. Ms. Martin has overseen the City's Brownfields Program since 2023 and also manages various programs that support Portland's business community, including commercial loans and grants. Ms. Lori Paulette will continue to serve as the Brownfields Fund Manager, a role she's held since the City's first Brownfields grant award, and will be responsible for financial management, tracking, and reporting for this grant. Ms. Martin will work closely with Mr. Greg Watson, HEDD Director, who will provide advisory and strategic planning support for the Brownfields program. Mr. Watson has over 25 years of experience in urban planning and affordable housing in cities and state government, and holds a master's degree in public administration from Clemson University. The top municipal official and a resource for this Brownfields program is Ms. Danielle West, City Manager. She is the first woman to hold the position, with nearly 20 years in municipal government, previously serving as Corporation Counsel and Interim City Manager for Portland, bringing deep experience in problem-solving for Maine towns. Ms. West has a law degree from the University of Maine School of Law. Mr. Michael Goldman will provide legal support as the City's corporation counsel. He has 20 years of legal experience, and has reviewed Brownfields-related documents since he joined the City in 2014. He holds a law degree from the University of Maine

FY26 EPA Community-Wide Assessment Grant Narrative: City of Portland, Maine

School of Law. Our Brownfields Program staff manage the current Brownfields program and will continue to ensure the timely and successful expenditure of funds and completion of all project/grant requirements. Our team already works together on a daily basis, keeping a pulse on environmental and economic concerns and initiatives in the City.

d. Acquiring Additional Resources

As with our prior Brownfields grants, the City will follow federal guidelines to retain a QEP to assist in managing the activities funded by this grant and to retain any additional resources or assistance that is needed to complete the project. We will evaluate the knowledge/ability/experience with similar Brownfields programs/grants, EPA and MEDEP requirements, applicable laws/regulations, environmental due diligence, transactions on environmentally impaired property, reuse planning, remediation, resiliency projects, financing and leveraging, and community outreach and engagement. Our procurement process will be conducted in accordance with 2 CFR Part 200, 2 CFR Part 1500, 40 CFR Part 33, and as provided in EPA guidance and other applicable state and federal laws.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

1) Accomplishments

The City has received multiple Brownfields grants since 1999. The City has an open \$500,000 FY23 Assessment Grant (BF00A01177) that is 90% expended, through which we've assessed 15 properties (11 Phase I ESAs, 8 SSQAPPs/Phase II ESAs/HBMSs, 2 ABCAs, 2 community meetings, 2 VRAP Applications). Assessment work was conducted at several sites in the target area, including at 89 Elm Street at the Bayside Center priority site, and directly supported City Brownfields RLF loans/subgrants for cleanup and reuse at 89 Elm Street and YFO, showing our commitment to using Brownfields funding for redevelopment in our target area. The City also has an open \$5M FY22 RLF Grant (4B00A00903), through which we've committed/executed cleanups loans and subgrants for 6 sites, 3 within the target area. Funding recipients include Avesta and PHA, 2 of our program partners. Community meetings were held for 4 sites and a Brownfields Fact Sheet has been generated for 1 site to date. The City recently closed our \$1,780,850 FY16 RLF Grant (BF00A00199), through which we provided cleanup loans and subgrants for 8 sites, 1 in the target area. All outputs and outcomes are reflected in ACRES. Additional long-term outcomes observed in Portland since the start of the FY16 RLF Grant include reduced poverty (18.9% in 2016 vs. 11.6% in 2024 per ACS data), reduced unemployment (5.7% in 2016 vs. 4.4% in 2024 per ACS data), and reduced childhood lead poisoning (4.7% between 2015-2019 vs. 2.3% between 2020-2024 per the Maine Tracking Network).

2) Compliance with Grant Requirements

The City has completed our grants in accordance with the work plans, schedules, and terms and conditions. All grants and associated deliverables were completed well before the performance period end, demonstrating the ongoing need for assessment funds and our capacity to perform. The FY23 Assessment Grant is open with \$49,939.49 remaining (90% expended) as of 10/01/2025. The grant will be closed in early 2026, well before the end of the grant period of performance (07/01/2023 - 09/30/2027). Assessment work is nearly completed, and the expected results of the grant have been achieved, as reported in ACRES. Remaining funds will be spent on a Phase II ESA/HBMS for 197 Oxford Street (Avesta project in the target area) and on grant closeout.

The FY22 RLF Grant is open with \$4,380,663.06 remaining as of 10/01/2025 with a period of performance of 10/01/2022 - 09/30/2027. Commitments include: \$66,566 subgrant to Portland Housing Authority (PHA) for cleanup at the Front Street Phase 2 Apartments for affordable housing (completed), \$500,000 subgrant and \$2,136,424 loan to Avesta for cleanup at 89 Elm Street for affordable housing (underway), \$750,000 loan to Monument Hotel LLC for cleanup at the Fidelity Trust Building for a hotel (underway), \$450,000 subgrant to PHA for cleanup at the COMB Block for affordable housing (starting early 2026), \$400,000 subgrant to Northeastern University for cleanup at the B&M Factory for a new educational campus and greenspace (starting early 2026), \$285,750 subgrant to YFO for cleanup at 331-337 Cumberland Avenue for affordable housing (starting spring 2026), and \$195,000 for QEP support, underwriting, travel, and supplies. Approximately \$216,250 is uncommitted. We're reviewing two RLF applications and will commit the remainder of the FY22 RLF Grant for cleanups in the coming months, with all funds expended by the end of the grant period. The City will apply for supplemental RLF funding when available so that properties assessed under this new Assessment Grant can be remediated and redeveloped. The FY16 RLF Grant is closed and no funds remain. Throughout all the City's various Brownfields grants, quarterly reports, ACRES updates, and financial statements have been submitted on time and in accordance with all submittal requirements.

FY26 EPA Community Wide Assessment Grant Application: City of Portland, Maine Threshold Criteria

1. Applicant Eligibility

- a. The City of Portland, Maine (the City) is a municipality (General Purpose Unit of Local government) eligible to apply for the Brownfields Assessment funding from the U.S. Environmental Protection Agency (EPA) Brownfields Grant Program.
- b. Not applicable.

2. Community Involvement

The City's outreach efforts will be focused on connecting both target community members and other stakeholders. The City will use the following tools to solicit and incorporate input: City Website (notices about public meetings, meeting minutes, project updates, Brownfields information repository including assessment/cleanup reports, presentations, and ArcGIS StoryMap); Public Meetings (regularly scheduled public City Council meetings occurring 2x/month and specially scheduled meetings, during/after site selection, assessment, and cleanup, meetings broadcast via Zoom); Newspaper, E-Mail Listserv, and Social Media (promote program/solicit new sites, provide updates and success stories, advertise meetings). City Hall is located downtown, one block from the Target Area, known as Bayside. Public meetings will be held at City Hall or in the neighborhood of the project site. The City will create paper flyers/postings at least once per year to publicize the Brownfields program and solicit input and one Brownfields Fact Sheet per assessment site, providing paper and electronic documents directly to our project partners for distribution. Bayside is within City District 1; the current District 1 City Councilor lives in Bayside, served as the president of the Bayside Neighborhood Association, and is in regular contact with the City's Brownfields program manager. Our project partners will assist with identifying and selecting sites, and community members will have an opportunity to provide feedback on which sites should be prioritized. We also look to the community to provide suggestions and opinions on the cleanup and redevelopment decisions, including the cleanup options presented in ABCAs and specific reuse design (i.e, adding green space, playgrounds, etc.). Additionally, community members might have been present during the previous industrial processes that contributed to contamination and may share valuable information to design assessment and cleanup approaches. The city and QEP will review the community feedback and modify the assessment, cleanup, or redevelopment approach if it is feasible and warranted.

The City recognizes and embraces our diverse community, and communications will be provided via alternative methods upon request. Translation will be provided by Propio Language Services. We consider all input, because this program is for the benefit of our community, and will respond to requests/comments using these methods, along with direct written responses, as necessary. We will also set up additional meetings/postings/publications, as needed, to further respond to public input/comments. There will be several opportunities for public engagement triggered by City ordinance, including master planning, concept approval, and site plan review.

Several project partners are identified in the narrative and have committed to assistance with outreach and information sharing, assisting with site nomination and selection, ensuring the reuse plans align with community needs. The partners include developers that are currently undertaking redevelopment activities at Brownfields sites in the target area and elsewhere in the City.

3. Expenditure of Existing Grant Funds

The City has an open EPA Brownfields Assessment Grant (BF00A01177). Of the \$500,000 award, \$450,060.51 (90%) was expended as of 10/01/2025. The ASAP financial record is attached.

4. Contractors and Named Subrecipients

Not applicable. No contractors and/or subrecipients have been selected.