

**Narrative Information Sheet
Community-Wide Assessment Grant****1. Applicant Identification:**

Eastern Maine Development Corporation
40 Harlow Street
Bangor, ME 04401

2. Website URL

<https://www.emdc.org/>

3. Funding Requested:

- a. Assessment Grant Type: Community Wide
- b. Federal Funds Requested
 - i. \$500,000

4. Location:

Target Areas:

Dexter, Penobscot County, Maine
Bangor, Penobscot County, Maine
Newport, Penobscot County, Maine

5. Target Areas and Priority Site Information

- Target Area 1: Dexter Shoe Site, 80 Water Street, Dexter, Maine
- Target Area 2: Essex Fire Dump Site, 400 Essex Street, Bangor, Maine
- Target Area 3: 44 Spring Street, Newport, Maine

6. Contacts**Project Director:**

Susan Cerini
Eastern Maine Development Corporation
40 Harlow Street
Bangor, ME 04401
scerini@emdc.org
(207)974-3226

Chief Executive:

Lee Umphrey
President & CEO
Eastern Maine Development Corporation
40 Harlow Street
Bangor, ME 04401
lumphrey@emdc.org
(207)942-6389, ext. 3204

7. Population:

The lead applicant, Eastern Maine Development Corporation (EMDC), is situated in Bangor Maine. As a tax-exempt 501(c)(3) non-profit, EMDC will be responsible for the coordination and execution of this project post-award. Partnering communities include Dexter (population 1,840), Newport (1,469), and Bangor (population 32,446) (census reporter).

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	Page 1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	Page 6
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3 & 4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 3 & 4
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 that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environment Authority:

A letter from the Maine Department of Environmental Protection is provided in the attachment.

10. Releasing Copies of Applications

No issues.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

December 23, 2025

Eastern Maine Development Corporation
Attn: Jaida Bolstridge
40 Harlow Street
Bangor, ME 04401

Dear Jaida Bolstridge:

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

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

If EMDC 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

1.a. Overview of Brownfield Challenges and Description of Target Areas

Eastern Maine Development Corporation (EMDC), was established to enhance economic opportunity throughout Eastern Maine including Hancock, Penobscot, Piscataquis and Waldo counties. EMDC is the largest economic development district in Maine. The majority of EMDC regional communities are situated in rural areas with less than 10,000 residents. The Penobscot River traverses through or nearby our partner communities.

The Penobscot River and abundant forests attracted the paper mill industry for over 100 years. People migrated to these regions to work in the mills, transforming the mill communities into thriving economic drivers. Other industries supporting the paper mills also flourished. The Penobscot Indian Nation's (PINs) Reservation is located along the Penobscot River.

The target areas are as follows: **Dexter Shoe (DS)**, is located in Dexter (2025 population of 1,840). Development is heaviest in and around Dexter's business core at the outlet of Lake Wassookeag, and along the shorelines of Echo Lake. DS is an abandoned shoe manufacturer.

400 Essex Street (Essex) is located in the City of Bangor (population 32,446) and is the site of a former landfill. Bangor, in the early 1800's, became the center of the state's robust lumber trade. Bangor was home to roughly 150 sawmills, and 3,300 ships stopped on the City's waterfront to transport goods on the Penobscot River to ports throughout the world. In 1911, a large fire destroyed a significant portion of Bangor. **Essex** obtained a substantial yet unspecified quantity of material damaged by the 1911 fire.

Newport (2023 population 1,469), is approximately 30 miles south of Bangor and is known as "Maine's Crossroads". A number of historical industries were located adjacent to the Sebasticook River. In 1891 this area of Newport saw an industrial boom which abated and then had almost all of the manufacturing industries close in the 1950s.

All three target areas encounter similar challenges. The closure of large-scale manufacturing industries has diminished the local tax base and reduced employment opportunities. Insufficient affordable housing and concerns regarding environmental contamination further inhibit redevelopment efforts. Residents face limited job prospects and difficulties securing affordable housing, thereby impeding community growth. This grant will support these communities in assessing environmental contamination and optimal remediation strategies through the Analysis of Brownfield Cleanup Alternatives (ABCA). Following this potential redevelopment pathways can be evaluated and implemented.

1.b. Description of the Priority Brownfield Site(s)

DS (4.5-acres) was first developed as a grist mill and converted to a woolen mill in 1848. Originally **DS** had a mill pond; however, it was partially filled leaving the East Branch of the Sebasticook River traversing the site. The woolen mill changed ownership throughout the years until Harold Alfond founded **DS** in 1958 and purchase the site and transformed it into a shoe manufacturer of Dexter Shoes. During the peak of **DS'** success (1959), **DS** occupied three sites. Additions to the original building were constructed in 1960 and 1964. The company was a major employer in the area, manufacturing over 7.5 million pairs of shoes annually at its peak and employing nearly 4,000 people. In 2001, DS folded, putting 1,600 employees in a small Maine town out of work. **DS** is zoned industrial but is surrounded by residences. Contaminants of concern (COCs) include polychlorinated biphenyls (PCBs) from former transformers, petroleum from fuel storage and heating, asbestos containing materials (ACM) and other hazardous materials.

Essex is located along a residential street and borders the Dakin Public Pool. The residences across Essex Street are within an Opportunity Zone with a median household income of \$55,000. **Essex's** history began as a burn landfill following the great fire of 1911. Ownership and the development of a US Navy Reserve Armory and Training Center ranged from 1941-2003. On-site buildings were demolished prior to Bangor acquiring the property in 2005. **Essex** has been utilized as a community garden since 2011. COCs include ash from the dumping of debris from the 1911 fire, PFAS from fire training exercises at the property, petroleum from historical leaking underground storage tanks, and PCBs from former transformers.

Duvaltex, Newport is approximately 7 acres located between the Central Maine Railroad (constructed in 1855) and the Sebasticook River. A textile mill has operated at the site since 1891 and was rebuilt after a fire in 1900. Two buildings with footprints of 54,000 square feet (sf) and 60,840 sf remain. Most recently the site was occupied by **Duvaltex**, manufacturer of sustainable textile materials serving the health care industry. The Town of Corinna's Superfund site (Eastland Woolen Mill) is located adjacent to the Sebasticook River immediately north and upstream of Newport and this site. Contaminants of concern (COCs) include hazardous building materials [including asbestos containing materials (ACM)], petroleum from historical fuel storage, PCBs from old transformers, and heavy metals from textile dyes. Other potential contaminant sources may include nearby historical tanneries, a foundry, and contaminants migrating from Corinna's Superfund site via the Sebasticook River.

1.c. Identifying Additional Sites

EMDC is committed to ensuring that all community members have a fair and accessible opportunity to nominate sites for Brownfields assessments. A written announcement will be forwarded to each community member explaining the purpose of the grant, eligibility criteria, and a nomination form. EMDC shall also update our website to include the announcement, and an easy-to-use online nomination form will be available on the EMDC website. For those needing assistance, staff will be available both in-person at scheduled outreach events and by phone or email to guide community members through the nomination questionnaire. The standard questionnaire will ask for details about the site's size, notable features, previous and current uses, identified challenges, potential contaminants, and ideas for future redevelopment. Once nominations are collected, EMDC will prioritize sites based on clear and specific criteria including risks to public health, redevelopment potential, and serving underserved populations. EMDC will track metrics—such as the number of new communities participating and the percentage of sites nominated from previously overlooked regions to measure progress and ensure equitable outcomes.

1.d. Reuse Strategy and Alignment with Revitalization Plans

Dexter has experienced a decline in traditional manufacturing, impacting available job opportunities and income levels, as well as a significant decrease in the tax base. As a result, Dexter has turned to lower wage retail and service industries for employment opportunities. Dexter Regional Development Corporation's goals are promotion of high wage stable employment, affordable housing, and to increase the tax base. Dexter is interested in converting underutilized and vacant buildings into mixed use development with service businesses on the main level and affordable housing on the upper levels.

Bangor's Comprehensive Plan promotes social connections for residents and supports facilities, services, and resources that enhance community well-being. As more of Bangor's open

space becomes targeted for development, the City prioritizes protection and management of existing open space to ensure the preservation of sensitive environmental areas, vulnerable habitats, and land for recreational use. Bangor promotes the community garden concept for this site, however, due to the lack of participation, the city is reviewing options to reduce the garden area and expand housing development at the site and the city-owned adjacent 1.5-acre parcel.

Maine legislation passed in 2003 requires towns and cities to increase the housing density allowed in their zoning ordinances, to alleviate the housing affordability issues and increase housing opportunities. Bangor is evaluating this site to comply with this legislation.

Newport: Newport's Comprehensive Plan encourages 1) growth & development in appropriate areas while protecting the state's rural character, making efficient use of public services, and preventing development sprawl; 2) promote an economic climate that increases job opportunities and overall economic well-being; and 3) promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters. Redevelopment of this site will allow all of these concepts to be realized.

1.e. Outcomes and Benefits of Reuse Strategy: Revitalization of these sites are essential, not only to promote environmental quality and sustainability, but to enhance economic opportunities within the region. Common goals for each community are to use this grant to ensure good health and create job opportunities and or create affordable housing. The grant, if awarded, will provide the much-needed investigation for potential contaminants of concern, and result in the protection of our community's health, rejuvenate the idle and neglected properties, attract long term business potentials that will create jobs, increase the Towns tax base, and provide much needed affordable housing.

Dexter faces economic challenges such as its shrinking tax base, a decrease in local businesses, and affordable housing. Dexter is interested in soliciting bids for redeveloping DS as a mixed use of service businesses and affordable housing designed to support the growing senior aged residents that support "aging in place" which integrate housing with community planning (walkability, transit, mixed-use) & healthcare, to create diverse, supportive environments.

Bangor: As the housing stock has aged, maintenance has not kept pace. Decayed properties pose a health and safety risk and have ruptured the neighborhood fabric. Safe affordable housing has become increasingly rare. With the percentage of residents who are 65 and older expected to increase, the need for housing designed to meet the needs of older residents is paramount. Bangor is exploring opportunities to allow the adaptive reuse of buildings that will enhance services and public transit options for our aging population. Bangor seeks to maintain the community garden; however, the majority of the 1.5-acre area remains underutilized. Bangor is considering repurposing the underused portion of the garden and expanding it to include the adjacent city owned property into affordable elderly housing. This initiative aims to leverage the existing transit system and nearby services to enhance accessibility and quality of life for future residents.

Perceived contaminants hamper redevelopment options for the **Newport** site. The assessment will evaluate potential contaminants and determine cleanup and redevelopment options. This information is pertinent to prospective buyers interested in redevelopment. Newport hopes the assessments will encourage businesses to invest in the property and benefit the community through generating jobs and increasing the tax base.

The target areas are located in areas with no coastal properties. Climate change impacts in this region are primarily increased air and surface water temperatures. The redevelopment

plans, which include the construction of affordable modern structures will feature efficient heating and cooling systems that are uncommon in most Maine residences. This will reduce fossil fuel consumption and increase sustainability. New properly designed stormwater management will provide resilience to increased precipitation and more frequent 100-year storm events.

1.f. Resources Needed for Site Reuse EMDC will partner with organizations with housing expertise and include MaineHousing, Housing Assistance Program, USDA, and Housing Opportunity Program. We will also take advantage of available State funding through the Housing Opportunity Program and Community Development Block Grant funds for housing programs. There is a dedicated portion of the American Rescue Plan Act (which must be used by December 31, 2026) for housing programs.

If remediation is required, we will seek cleanup funding through a Brownfields Cleanup Grant, a loan or subgrant through an active Maine Revolving Loan Fund grantee, private financing by an interested business, and apply to the Maine Department of Environmental Protection's Groundwater Cleanup Fund. We will seek local Town tax increment financing, if available, to any business that moves into a Brownfield area.

1.g. Use of Existing Infrastructure

Bangor, Dexter, and Newport all have public water and sewer, and overhead electrical service. **Essex** is 850 feet to nearest bus stop on the Community Connector bus system. **Newport** has an adjacent, active Central Maine Railroad track.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2.a. The Community's Need for Funding

Dexter and Newport are rural communities with limited access to funds and economic restrictions to placing additional tax burdens on their populations. Rising municipal service costs and reduced state funding has put severe strains on each community's budgets. There are no additional state funds available to conduct environmental assessments. The redevelopment projects at **Dexter, Newport, and Bangor** are at risk because of the reduced state fiscal aid to municipalities. As a result, development projects are typically superseded by essential needs. Although **Bangor** is a relatively large city, it functions as a service center for a much larger region and has been challenged to address regional problems with limited funds.

Our target areas are located in Penobscot County where rental affordability is 0.76 or 60.7% households are unable to afford rent or are "cost-burdened" by paying over 30% of their income for housing. According to a 2023 MaineHousing report, the state needs 84,000 new housing units by 2030 to meet people's needs.

2.b. Health or Welfare of Sensitive Populations

The selected sites each directly affect the community as well as the Penobscot Indian Nation (PIN) who rely on the Penobscot River for traditional use such as sustenance fishing. Lower income residents live in close proximity to the sites.

Sensitive populations that surround the **DS** in Dexter include low-income households, children, elderly, pregnant women, and residents with limited access to healthcare and transportation. Historical industrial land use raises concerns about potential exposure to

hazardous substances that may contribute to respiratory and other chronic health conditions in the work place and adjacent residential areas.

Essex/Bangor directly impacts the adjacent low-income residences in a neighborhood that established in the mid 1800's and infilled through the 1970's. Many of these homeowners are elderly and due to age and income deter them from maintaining these older homes.

Newport's median household income (\$26,321 in 2023) is significantly lower than the state's (around \$71k), suggesting higher economic vulnerability. Newport's economic profile highlights the needs of rural areas, where lower wages and fewer opportunities often drive higher reliance on public assistance. Newport has a poverty rate of 18.7% higher than the national average of 12.4%. Between 2022 and 2023, the percent of uninsured citizens in Newport grew from 7% to 7.9% (Datausa.io).

This grant will evaluate potential contaminants of concern, and remedial and redevelopment options. This data will be used to encourage redevelopment.

Health Statistics for Penobscot County Shared Community Health Needs 2025				
Data for the year 2022	Bangor*	Penobscot County	Maine	US
Median Household Income	\$52,069	\$59,438	\$68,251	\$75,149
Unemployment Rate	5% +/-	2.9%	3.1%	3.6%
Individuals Living in Poverty	15%+/-	13.4%	10.9%	12.5%
65+ Living alone	NA	31.2%	29.5%	27.2%
Food insecurity	NA	14.3%	13.0%	13.5%
*-Data USA, NA-Not Available				

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

Our health statistics are sobering. **Dexter, Newport, and Bangor** have a large proportion of residents below the poverty rate, all communities experience the effects of low-income residents, with increased needs for social and health services. Data recently released by the National Institute for Occupational Health and Safety, shows that Maine suffers the highest death rate from mesothelioma (a form of cancer caused by asbestos) in the nation. Maine has the 8th oldest housing stock, with 56% built before 1980. Buildings constructed before 1980 are more likely to contain ACM and may become friable and airborne with time.

Asthma in Maine is driven by high rates of airborne pollutants ie mold, wood smoke from heating, and older housing, all exacerbated by climate change and geographic factors making Maine a "tailpipe" for pollution and higher-than-average asthma rates for adults and children.

Health Statistics for Penobscot County Shared Community Health Needs 2025			
Data for the year 2022	Penobscot County	Maine	US
Drug overdose death per 100,000 population	62.0	37.3	21.5
Overall Death Rate per 100,000 population	905.8	844.3	715.2
All Cancer deaths per 100,000 population	169.5	159.9	144.1
Lung Cancer Deaths per 100,000 population	45.9	40.2	31.8
Heart Attack Deaths per 100,000 population	29.6	24.6	26.8
Diabetes Deaths per 100,000 population	29.6	25.2	25.4

Suicide Deaths per 100,000 population	17.6	18.3	14.1
Asthma (adults)	13.4%	11.6%	9.8%
Lifetime Depression	23.6%	23.0%	19.5%
Fair or Poor Health	18%	15.3%	14.8%
Life Expectancy	76.1	78.6	77.5

2.d. Economically Impoverished/Disproportionately Impacted Populations

Our target and the majority of the residents in our region face significant challenges due to low median household income, high prevalence of health concerns, and increased susceptibility to environmental hazards. Building upon these realities, targeted interventions are essential to empower residents and reduce the disproportionate burden they bear. Through collaborative partnerships and focused support for job creation, health education, and environmental improvement, the community will be better positioned to recover from historic disadvantages while safeguarding the well-being of all residents, especially those most affected by poverty and environmental risks.

This grant will provide funding for conducting educational neighborhood and other public meetings to discuss environmental issues and give strategies to reduce exposure which will reduce the incidence of cancer and other diseases. It will also lead to job creation to increase household median income and allow residents to obtain better housing and healthcare. Because the ill-health of rural people may be linked to higher rates of poverty, rural economic development is a key component for offsetting this disparity. Our best target strategy to increase rural economic and employment growth. The public outreach conducted during this grant will contribute directly to the health of our citizens by reducing harmful exposures and contribute indirectly by improving the overall social benefit to our community. This -will alleviate these disadvantages by creating jobs, reversing blight, removing risks associated with contamination, increasing the tax base, and providing the community with hope for a more prosperous future.

Moody’s Analytics identifies Maine as one of 22 states in recession. A major factor is the 35% tariff on imports from Canada, Maine’s largest trading partner and major source of tourism. In August 2025, Maine’s exports were down 29%. Maine’s annualized GDP grew only 2.4% in the second quarter of 2025, leaving Maine’s economic growth 40th in the U.S.

Our target populations were identified by Penobscot County 2025 Shared Community Health Needs as being disproportionately affected by the top health issues in Penobscot County: low-income; medically underserved; uninsured; disabilities; and people geographically isolated locations. Maine is facing an affordable housing crisis with significant disparities in income and housing access that disproportionately affect communities of color, low-income households, and rural areas. An estimated 40% of households in Maine are classified as ALICE (Asset Limited, Income Constrained, Employed) earning above the federal poverty line but not enough to cover basic expenses like food, healthcare, and housing. Rural Mainers in Dexter and Newport continue to face higher unemployment and health challenges. Additionally, proposed federal budget reductions and increasing consumer costs pose further risks to rural communities by diminishing available resources and exacerbating economic challenges.

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

Partner Name	Point of Contact (name, email, phone)	Specific Role in the Project
Bangor	Robyn Stanicki; 207 992-4235 robyn.stanicki@bangormaine.gov	Site inventory and mediator with property owners
Dexter	Trampus King, Town Manager, manager@dextermaine.org 207-924-7351	Site inventory and mediator with property owners
Newport	Donna Berry, Selectboard Chair, dberry@newportme.org 207-368-4410	Site inventory and mediator with property owners
Eastern Maine Healthcare Systems	Kristin Lundeen, klundeen@northernlight.org , 207-973-7000	Outreach and education on health risks. Promote Lung Cancer Screening Program Identify high risk areas
Penquis	Peter Malia, pmalia@penquis.org , Operations Manager – Housing Development 262 Harlow Street, Bangor, ME, 04401 (207) 852-8795	Assist in reducing, or eliminating poverty through community engagement to address economic and social needs.
Penobscot Indian Nation	Sean O’Brien, 207 817-7300 Sean.O'Brien@penobscotnation.org,	Additional funding for sites potentially impacting the Penobscot River. Assist in site inventory

Operation Tiny Home (OTH) is a national 501(c)(3) nonprofit that delivers high-quality small-footprint housing solutions and empowerment training programs for communities in need. They specialize in partner-driven tiny housing project development, bringing together funders, professional builders, nonprofit partners, and local jurisdictions to create tiny housing projects that are safe, legal, and built to make a lasting impact. **OTH** support permitting, zoning considerations, and collaboration with property owners and municipalities to ensure a smooth and legal project path.

2.g. Incorporating Community Input

We will keep **Dexter**, **Newport**, and **Bangor**, residents informed through quarterly newsletters, social media updates, and a project webpage, with biannual in-person meetings and virtual options for those unable to attend. Community input will be actively solicited via surveys, comment portals, and meeting discussions, and used to guide project decisions. Feedback will be acknowledged, ensuring residents have a meaningful role in shaping outcomes.

EMDC’s public outreach goals include providing citizens with opportunities to provide comments that will guide the work. Feedback will be continually encouraged. Comments generated during the public outreach will be addressed. Meeting notes and responses to questions will be posted on a webpage. Community Outreach will be performed using a variety of methods at key milestones during the project to reach all populations of each community. Public meeting announcements will be posted on the EMDC and each Town website, Town offices, and throughout the communities. We will use local Access Channels where available, to broadcast the meetings and a copy of the video will be posted on our webpage. Community will have the option of calling in questions during appropriate times during the meetings. Additional outreach will be posted on social media and in the case of select residents’ face-to-face meetings and neighborhood door to door surveys may be completed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs/ Project Implementation, 3.b Anticipated Project Schedule, 3.c Task/Activity Lead(s), 3.d Output(s)

Task 1 Activity <u>Cooperative Agreement Oversight and Community Outreach &Engagement</u>
Project Implementation: 1. Our Grant Administer will oversee all activities with assistance from the Brownfields Steering Committee (BSC). 2. We will publicize the award through press releases, social media, the EMDC website, and through our electronic newsletters. 3. We will contract with the QEP and begin Quarterly BSC meetings. Simultaneously, we will do an orientation for BSC members introducing them to the process. The BSC will review its site selection strategy. 4. We will hold our first public meeting to explain the project and seek input and up-to-date information from residents, business owners, and town officials. 5. Community meetings will take place following Phase I & II ESAs, as well as Analysis of Brownfields Cleanup Alternatives (ABCAs), and reuse plans reports for selected sites. 6. Attend USEPA Brownfield Conference; 7. Complete all reports & enter data into ACRES; 8. Establish regular reporting, and prepare outreach materials; 9. 1 Final Closure Report.
Anticipated Schedule: 1. October 2026 2. October 2026 3. November 2026 4. March 2027 5. Start December 2026 to September 2029 6. As appropriate 7. Start January 2027 then quarterly 8. October 2026 9. December 2029
Task Activity Lead: EMDC Susan Cerini and Qualified Environmental Professional (QEP)
Outputs: Updates to web page and social media, press release, BSC site selection procedure memo, QEP contract, attend USEPA Brownfield Conference; complete quarterly and closure reports. ACRES updates, 12 meetings with the BSC, 15 meetings in targeted communities, and 2 Brownfields educational public meetings with communities, 1 final grant closure report
Task 2 Activity <u>Site Inventory Expansion & Selection</u>
Project Implementation: Update Site Inventory score; Sites for priority ESA selection
Anticipated Schedule: Quarterly starting in November 2026 until May 2029
Task Activity Lead: EMDC Susan Cerini and QEP
Outputs: Amended Site Inventory with ranking of prioritized sites to be investigated.
Task 3 Activity <u>Phase I & II Assessment Activities & Reuse and Cleanup Planning</u>
Project Implementation: 15 Phase I and 10 Phase II ESAs 6 ABCAs and Reuse plans
Anticipated Schedule: 2 sites selected in November 2026 with additional selections by BSC Reuse Planning September 2027 to September 2029
Task Activity Lead: QEP and Susan Cerini
Outputs: 15 Phase I & 10 Phase II ESAs, 10 QAPPs and HASPs, , 6 ABCAs, 6 Reuse Plans,
Task 4 Activity <u>Administrative Costs</u>
Project Implementation: On-going determination that grant is meeting all objectives
Anticipated Schedule: November 2026-September 2029
Task Activity Lead: QEP and Susan Cerini
Outputs: One completed grant meeting all cooperative agreement requirements

3.b. Cost Estimates The following costs are based on our previous grant experience.

Task 1: Cooperative Agreement Oversight and Community Outreach &Engagement:

EMDC personnel and Fringe @ \$60,475 (897 hrs. x \$67.42); travel of 2,200 miles @ \$0.73/mile = \$1,606 and travel for conference (\$3,600 = \$1,000 airfare, \$1,600 hotel, \$1,000 per diem). QEP to assist in reporting, & meetings (10 x \$950 = \$9,500) \$1,200 supplies.

Task 2: Site Inventory Expansion & Selection: EMDC personnel and fringe @ \$5,123 (76 hrs. x \$67.42); 470 miles @ 0.73/mile = \$343 for travel; and QEP = (\$2,020).

Task 3: Phase I & II Assessment, Reuse and Cleanup Planning Activities: EMDC personnel and fringe @ \$28,923 (429 hrs. x \$67.42);\$275 supplies; travel 1025 miles @ 0.73/mile=\$748 QEP: 13 Phase I ESAs (\$5,000 x 13 = \$65,000) 8 Phase II ESAs (\$37,906 x 8 =\$303,251) QEP costs \$3,000 each for 4 ABCAs and Reuse Plans.

Task 4: Administrative Costs: EMDC personnel & fringe @ \$5,393(80 hr. x \$67.42) QEP \$500

3.e. Cost Estimate

Budget	Task 1 Cooperative Agreement Oversight & Community Outreach	Task 2 Site Selection	Task 3 Phase I & II Environmental Assessments & Reuse Plans	Task 4 Administrative	Total
Personnel	\$42,159	\$3,572	\$20,163	\$3,760	\$69,654.00
FringeBenefits	\$18,316	\$1,551	\$8,760	\$1,633	\$30,260.00
Travel	\$5,206	\$343	\$748	\$	\$6,297.00
Equipment	\$0	\$0	\$0	\$0	\$0.00
Supplies	\$1,200	\$0	\$275	\$43	\$1,518.00
Contractual	\$9,500	\$2,020	\$380,251	\$500	\$392,271.00
Construction	\$0	\$0	\$0	\$0	\$0.00
Other	\$0	\$0	\$0	\$0	\$0.00
Total Costs	\$76,381.00	\$7,486.00	\$410,197.00	\$5,936.00	\$500,000.00
Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Budget	\$76,381.00	\$7,486.00	\$410,197.00	\$5,936.00	\$500,000.00

3.f. Plan to Measure and Evaluate Environmental Progress and Results

EMDC and the QEP will track and measure progress through an Excel calendar spreadsheet that includes milestones, deliverables, meeting dates, budgets, and grant outcomes. We will compare results as the project progresses and make adjustments to assure schedule compliance.

4. Programmatic Capability and Past Performance/Programmatic Capability

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

Eastern Maine Development Corporation (EMDC) has the organizational capacity, staffing expertise, and financial controls necessary to successfully implement and manage this project in full compliance with federal requirements. The primary EMDC staff member and Project Director assigned to this project is Susan Cerini, Director of Business Strategic Development will provide day-to-day oversight of EMDC's Brownfields program. She also provides strategic direction and ensures alignment with EMDC's broader economic development and workforce initiatives. EMDC's finance team is responsible for fiscal oversight, reimbursement requests, and adherence to all applicable federal financial management and reporting requirements.

EMDC has extensive experience managing and administering federal, state, and regional funding, including multiple EPA Brownfields grants. The organization has successfully managed millions of dollars in competitive awards from agencies such as USDA Rural Development, the U.S. Economic Development Administration, the U.S. Department of Transportation, the U.S. Department of Defense, the Northern Border Regional Commission, and the U.S. Department of Labor. This experience demonstrates EMDC's ability to manage complex, multi-year projects with rigorous compliance and reporting standards.

EMDC's organizational structure ensures clear communication, accountability, and coordination across all functional areas involved in project delivery. Ms. Cerini will be the Project Director and will work closely with EMDC's finance, outreach, and project management staff. Executive leadership, including the Chief Operating Officer, maintain active oversight of project implementation and report directly to the Chief Executive Officer, who provides oversight across all EMDC programs. This structure ensures that programmatic, financial, and compliance functions are fully integrated and that issues are identified and addressed promptly.

Ms. Cerini will also work closely with Jennifer King who is currently managing EMDC's **FY2022** Brownfields Assessment Grant and is Chief Operating Officer. Ms. King assists with oversight of state contracts, development of data libraries and implementing mapping and information systems using ESRI's ArcGIS software.

4.d. Acquiring Additional Resources

EMDC will abide by federal procurement rules to hire all resources including a QEP. Should additional resources be needed, EMDC will work closely with the QEP and BSC to identify resources as needed. If necessary, EMDC shall consult our legal counsel for obtaining access agreements or other expertise and resources required throughout the grant cycle.

4.e Currently Has or Previously Received an EPA Brownfields Grant

EMDC has successfully managed assessment grants awarded in FY 13, FY 16, and FY 22. Our outreach developed effective working relationships with town officials and their residents in over 25 municipalities and resulted in Assessments in 12 municipalities. EMDC promoted the program with community and economic development professionals, business bankers, commercial realtors. We also coordinated efforts closely with the EPA Project Officer.

4.e.(1) Accomplishments

Assessment Grants outcomes for FY22 included: Inventoried 20 sites; Completed 17 Phase I ESAs, 9 SSQAPPs, 9 Phase II ESAs. These included Ph I ESAs in Belfast, Clarry Hill, Haystack Mt., Patten, Bangor (Essex, Corporate, Venture, & Maine Avenues), Milo, Dexter, Lamoine, Orrington, Sangerville, Corinth, Stonington Wharf, Stonington Canning, and Lincoln; Ph II ESA-Belfast, Clarry Hill, Patten, Deer Isle, Frankfort, Chamber's Orono, Ayer's Island, Bangor Corporate Ave., and Orrington; Environmental Media Management Plans Patten and East Millinocket.

4.e.(2) Compliance with Grant Requirements

All work has been in compliance with our work plan, schedule and terms and conditions of our cooperative agreements. We have made sufficient progress under our current grant to achieve the expected results within the grant period. Under our current grant we have spent or have commitments approximately 90% of the grant.

Threshold Criteria Response Community Wide Assessment Grant

B. Threshold Criteria

(1) Applicant Eligibility

- a. Eastern Maine Development Corporation (EMDC) is a non-profit, 501 (c) (3) entity recognized by the State of Maine. The tax-exempt status is attached.
- b. EMDC does not lobby the federal government and the Certification Regarding Lobbying form is attached.

(2) Community Involvement

Our community engagement strategy reflects different approaches needed for different groups. These have proven successful for us during past projects. Our Brownfields Steering Committee (BSC) will be involved in all significant grant decisions. They will decide on which sites are selected for assessment within their county. We will target the residents, Brownfields neighbors, real estate professionals, developers, and prospective new owners to educate them about the program. Press releases will be sent to all media contacts, community groups, and municipal offices, inviting the public to attend all meetings. We will use brochures, newsprints, television, radio, social media, and website postings to communicate news. We will seek community feedback and provide verbal and written responses to all inquiries. All comments and responses will be posted on a dedicated web page and maintaining the privacy for commenters will be important. Public meetings will be held to discuss important topics.

Our Public Outreach goals include providing citizens with early and continuing opportunities to provide comments and suggestions that will guide the assessments. Feedback will be encouraged during meetings and through all of the avenues. Ideas generated during the public outreach will be considered and feedback will be given in both written and verbal form. Meeting notes and responses to questions as well as other comments and responses generated through other means will be posted on a webpage. This will allow full transparency for the community(s) to understand how the grant is being administered and how community concerns are being addressed. Community Outreach will be performed using a variety of methods in an attempt to reach all populations of each community. Caution will be taken to abide by continually updated State Covid-19 guidelines. We will conduct all in-person interactions throughout the project. Outreach efforts will be focused in phases. These phases include, grant planning and goals, site identification, Phase I Environmental Site Assessment (ESA), Phase II ESA, analysis of Brownfields cleanup alternatives (ABCA) and Reuse Planning. Public comments will be taken during each phase and throughout the grant period. Public meeting announcements will be posted on the Town website, Town offices, and throughout the communities. We will use local Access Channels where available to broadcast the meetings and a copy of the video will be posted on our webpage. Our electronic communication database is populated with more than 3,000 users. Community members not able to be present in the meetings will have the option of calling in questions during appropriate times during the meetings. We will also give the community an opportunity to view the video and pose questions which will all be responded to and posted on our webpage. Additional outreach will be posted on social media and in the case of select residents face-to-face meetings and

neighborhood door-to-door surveys may be completed. All appropriate questions will be addressed with written comments. We have successfully used these strategies in the past.

(3) Expenditure of Existing Grant Funds

EMDC has attached our expenditure of the FY22 00A00918 Community Wide Assessment grant. As of 10/1/2025 EMDC has drawn down and expended \$391,465.19 of the total \$500,000 grant, greater than the required 60%.

(4) Named Contractors and Subrecipients

We have not hired a contractor or subrecipient. EMDC will follow all federal procurement rules when selecting contractors and subrecipients upon award.