



APPLICATION INFORMATION SHEET
MAINE STATEWIDE BROWNFIELDS ASSESSMENT GRANT PROGRAM
MAINE REDEVELOPMENT LAND BANK AUTHORITY

1. Applicant Identification

- a. Name of the Organization: Maine Redevelopment Land Bank Authority (MRLBA)
- b. Address: #129 SHS Augusta, ME. 04330-0129

R01-26-A-017

2. Website URL

www.maineredevelopment.org

3. Funding Requested

- a. Assessment Grant Type: Community-Wide
- b. Federal Funds Requested: \$500,000.00

4. Location

- a. In addition to the listed Target Areas and Priority Sites detailed below, MRLBA will perform assessment activities statewide, across all 16 counties in Maine.

5. Target Area and Priority Site Information

- a. Target Areas: (1) Aroostook County, ME; (2) Kennebec County, ME; (3) Oxford County, ME; (4) Washington County, ME
- b. Priority Sites:
 - i. 20 Dyer Street, Presque Isle, Aroostook County, ME. Census Tract 9518
 - ii. Vassalboro Woolen Mill, 934 Main Street, Vassalboro, Kennebec County, ME. Census Tract 180
 - iii. Agnes Gray School, 170 Main Street, West Paris, Oxford County, ME. Census Tract 9662
 - iv. 35 Congress Street, Rumford, Oxford County, ME. Census Tract 9655
 - v. Liberty Hall, 325 Port Road (Route 92), Machiasport, Washington County, ME Census Tract 9561
 - vi. Cascade Woolen Mill, 60 Cascade Mill Road, Oakland, Kennebec County, ME. Census Tract 250.01

6. Contacts

- a. Project Director:
 - i. *Name:* Gabriel Gauvin
 - ii. *Phone Number:* 207-620-2960
 - iii. *Email address:* ggauvin@maineredevelopment.org
 - iv. *Mailing address:* #129 SHS Augusta, ME 04333
- b. Chief Executive/Highest-Ranking Elected Official:
 - i. *Name:* Stuart "Tuck" O'Brien
 - ii. *Phone Number:* 207-553-0255
 - iii. *Email address:* tobrien@maineredevelopment.org
 - iv. *Mailing address:* #129 SHS Augusta, ME 04333



7. Population

Maine Redevelopment Land Bank Authority is a statewide organization covering all Cities & Towns in Maine. Below is the population estimates for communities in which we have selected priority sites for this Assessment Grant proposal.

- a. City of Presque Isle: **8,797** (2020 Census); **8,736** (2023 5-year ACS estimate)
- b. Town of Vassalboro: **4,520** (2020 Census); **4,544** (2023 5-year ACS estimate)
- c. Town of West Paris: **1,766** (2020 Census); **1,901** (2023 5-year ACS estimate)
- d. Town of Rumford: **5,858** (2020 Census); **4,017** (2023 5-year ACS estimate)
- e. Town of Machiasport: **962** (2020 Census); **1,001** (2023 5-year ACS estimate)
- f. Town of Oakland: **6,230** (2020 Census); **6,200** (2023 5-year ACS estimate)

8. Other Factors

<u>Other Factors:</u>	<u>Page #</u>
Community population is 15,000 or less	1,2,4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	N/A
The Proposed site is impacted by mine-scarred land	N/A
The proposed site is adjacent to a body of water	1,2,4
The proposed site is in a federally designated flood plain	N/A
The reuse of the proposed site will facilitate renewable energy from wind, solar, or geothermal energy	4
The target area is impacted by coal-fired power plan that has recently closed	N/A

9. Releasing Copies of Applications

No sections of this application included information that could be considered “proprietary”, “confidential”, or a “trade secret” as per 40 CFR § 2.203(b).



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

January 13, 2026

Maine Redevelopment Land Bank Authority
Attn: Tuck O'Brien, Executive Director
SHS 129
Augusta, ME 04333-0129

Dear Tuck O'Brien:

The Maine Department of Environmental Protection (Department) acknowledges that the Maine Redevelopment Land Bank Authority (MRLBA) plans to conduct assessments of brownfields sites and is applying for an FY26 Environmental Protection Agency (EPA) Brownfields Assessment Grant.

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

If MRLBA 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

MAINE STATEWIDE BROWNFIELDS ASSESSMENT GRANT PROGRAM

MAINE REDEVELOPMENT LAND BANK AUTHORITY

EPA ASSESSMENT GRANT NARRATIVE

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

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

Maine Redevelopment Land Bank Authority (MRLBA) is a statewide quasi-governmental independent entity with a mission to partner with communities to revitalize properties and reimagine their potential for Maine's future. Our vision is to act as a catalyst for enduring transformation in our communities to build a more vibrant and resilient future for generations. In alignment with this mission and vision, MRLBA proposes assessment activities supported by this grant taking place across the entire State of Maine, selecting key sites in which assessment work will provide the greatest value to the community, unlocking the potential for properties to be reused. The statewide geographic boundary reflects the widespread nature of the redevelopment challenges experienced by Maine communities. The challenge is particularly acute in communities that are small, rural, and capacity-constrained with limited or no professional staff. Across the state, communities face barriers to reuse due to the prevalence of vacant, underutilized properties with likely contamination that not only provide distinct challenges themselves but create a ripple effect of disinvestment. Our target communities have limited access to the technical expertise and financial resources required to conduct, or secure grant funding to conduct, environmental site assessments that are a prerequisite for redevelopment or understanding needed cleanup activities to move closer to reuse and redevelopment planning. This Assessment Grant will help address these challenges by providing resources to evaluate environmental conditions, reduce uncertainty, and support informed, community-driven decision-making that aligns with local priorities and redevelopment goals. Within this broader statewide context, assessment activities funded under this grant will be focused on four defined target areas in northern Maine (1) **Aroostook County**, central Maine (2) **Kennebec County**, western Maine (3) **Oxford County**, and eastern Maine (4) **Washington County**. These target areas were selected to reflect equitable geographic distribution and to address similar redevelopment barriers experienced by communities across different regions of the state with varying populations, demographics, and local economies while maintaining a clear and manageable scope of work.

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

Priority Site 1: 20 Dyer Street, Presque Isle, Aroostook County, ME. Census Tract 9518, Population 8,797. The approximately 25,000sf commercial property is municipally owned through tax acquisition and has sat vacant with out-of-state ownership for years, contributing to a pattern of deterioration and disinvestment in the community and with suspected environmental concerns that have limited reinvestment including lead paint, asbestos, underground storage tank on site, and historic spill documentation. As a rural service center in northern Maine, Presque Isle faces capacity constraints similar to other small communities, making support for environmental assessment critical to advancing informed reuse decisions and future investment.

Priority Site 2: Vassalboro Woolen Mill, 934 Main Street, Vassalboro, Kennebec County, ME. Census Tract 180, Population 4,520. A former woolen mill consisting of multiple historic industrial buildings constructed and added onto through the mid-19th and mid-20th centuries. The site is located along the outlet stream waterway, historically functioning as a power source for industrial operations which feeds into the Sebasticook and Kennebec River waterways. The size of the complex, approximately 200,000sf of total industrial square footage. In total, the age of the buildings, and legacy manufacturing and dyeing uses raise concerns for the presence of hazardous materials including metals and solvents. It must be evaluated to support informed planning and reuse decisions. While the complex retains historic and architectural significance, environmental assessment is needed to clarify site conditions and advance viable redevelopment options.

Priority Site 3: Agnes Gray School, 170 Main Street, West Paris, Oxford County, ME. Census Tract 9662, Population 1,766. The school was closed by the local independent school district due to unsafe conditions and was acquired by the Town of West Paris in 2025 following a local vote. The property is municipally owned, providing clear site control and the ability to proceed with assessment activities in coordination with the Town. Like many retired school facilities, the site presents redevelopment challenges related to building age, deferred maintenance, and

uncertainty regarding environmental conditions associated with historic construction materials and past site uses including petroleum tanks, asbestos and lead paint. Environmental assessment is a necessary first step to evaluate reuse feasibility and inform community-driven planning. School closures have become a recurring challenge in Oxford County and other rural regions of Maine. In addition to Agnes Gray School, several other elementary schools in the county closed during the same period following district consolidation and construction of a new regional K-8 facility, including Waterford Elementary School, Meroby Elementary School, and Rumford Elementary School, associated with the opening of the Mountain Valley Community School. While these additional sites are not proposed as priority sites under this grant, they illustrate a broader regional pattern of retired school properties that require assessment and planning support to avoid long-term vacancy.

Priority Site 4: 35 Congress Street, Rumford, Oxford County, ME. Census Tract 9655, Population 5,858. This previous grocery store in Rumford’s downtown core, is currently owned by the regional YMCA affiliate, though has been vacant and unused for over a decade. The Town previously attempted to catalyze redevelopment and investment at this site in 2023 through a competitive RFP process which outlined the potential presence of hazardous building materials and need for abatement prior to redevelopment. The selected entity proved unsuccessful in their redevelopment plans, leaving the building vacant, deteriorating, and a contributor of blight in an otherwise growing downtown. There is a known presence of asbestos in the structure on site, and the expectation of other hazardous building materials throughout, as well as the need for soil investigations on the vacant land surrounding the building.

Priority Site 5: Liberty Hall, 325 Port Road (Route 92), Machiasport, Washington County, ME Census Tract 9561, Population 962. Liberty Hall stands prominently near Machias Bay, overlooking the site of the first naval battle of the American Revolution, a historically significant event often referred to as “the Lexington of the Seas”. Constructed in 1873 in Machiasport, Maine, Liberty Hall is a nationally registered historic civic building that has anchored local cultural and social life for more than a century. The Hall served as a community center for town meetings, performances, and events until its closure in 2000 due to unsafe conditions. Since 2005, an active multi-phase restoration effort has stabilized the exterior and raised significant private, local, and grant funding, but the project remains incomplete, and the interior remains unusable. Liberty Hall’s long period of decline, deferred maintenance, structural and environmental hazards, presents conditions common amongst Brownfields sites Liberty Hall’s historic value, long decline, and ongoing community investment make it an ideal candidate for an EPA Brownfields Assessment Grant to evaluate environmental conditions and guide future redevelopment. An assessment will support safe and cost-effective restoration, preserve a key cultural landmark, and unlock adaptive reuse opportunities that benefit Machiasport and the broader Downeast region.

Priority Site 6: Cascade Woolen Mill, 60 Cascade Mill Road, Oakland, Kennebec County, ME. Census Tract 250.01, Population 6,230. The Subject Property consists of an approximately 4.92-acre property on the shores of Messalonskee stream and consists of a mix of undeveloped woodland and industrial buildings. Initially developed as a textile mill in 1880, the Cascade Woolen Mill remained operational until its closure in 1997. Previous environmental assessment and brownfields work has been completed on the property and showed remaining asbestos, lead paint, and universal wastes remain on site. Updated assessments are needed to support acquisition by a prospective new business, provide a pathway to cleanup funding and reuse. This assessment and cleanup planning work will position the site for functional use. But-for this assessment grant, the Town of Oakland will not be able to unlock this property for interested developers, and the site would continue to deteriorate and create a hazard to the public.

Together, these priority sites reflect common brownfield challenges across Maine, including former industrial facilities, retired school buildings, and underutilized properties in rural communities. Coordinated assessment will reduce environmental uncertainty, support local planning, and position communities for future redevelopment and reuse. These are well aligned with MRLBA’s mission and the unique tools granted to by State statute to support and accelerate redevelopment initiatives.

1.c. Identifying Additional Sites

MRLBA has spent the past 2 years meeting with over 60 municipalities in Maine. Through this process, we have developed a thorough understanding of municipal challenges throughout the state as well as begun a statewide pipeline of additional Brownfields sites that will be further expanded upon as part of this grant. Our pipeline is

informed by ongoing municipal engagement, site intake requests, and the recent creation of a statewide property data platform that aggregates public data relevant to redevelopment and environmental conditions. This approach allows MRLBA to continually identify and catalog candidate sites across regions while remaining responsive to local readiness and need. Selection will focus on properties where environmental assessment is a demonstrated barrier to reuse and where assessment outcomes are likely to advance local planning and decision-making. Criteria used to prioritize additional sites will include: (1)Municipal ownership or clear site access and willingness of land owner to participate, (2)Vacant or underutilized status with existing structures present, (3)Known or suspected environmental concerns that complicate redevelopment or reuse, (4)Alignment with local land use plans, revitalization strategies, or community priorities, (5)Location in small, rural, or capacity-constrained communities with limited access to assessment funding, and (6)Potential to leverage future public or private investment following assessment. This process allows MRLBA to responsibly deploy remaining assessment funds while maintaining focus on readiness, equity, and the ability of environmental assessment to unlock next steps toward revitalization.

1.d. Reuse Strategy and Alignment with Revitalization Plans

Our reuse strategy for the priority sites focuses on advancing community-driven, market-informed reuse options by removing environmental uncertainty that currently limits planning and investment. Environmental assessment under this grant will support informed decision-making by municipalities and stakeholders and enable each community to evaluate feasible reuse pathways that align with local plans and priorities. MRLBA structures its efforts to maintain alignment with existing state and local economic development strategies and growth plans to maximize efficiency in reuse planning efforts. Specific examples include goals from Maine Department of Economic and Community Development’s (MDECD) 10-year Economic Development Strategy (updated in 2024) with a target goal to create 80,000 new units of housing by 2030 and a short-term goal of developing 1,000 new housing units by 2028. Priority sites (2), (3), and (6) have alignment with this reuse type. Reuse scenarios which leverage existing utility infrastructure, and on-site energy generation capacity will be prioritized to support new business recruitment activities and job creation efforts. Priority sites (1), (3), (4), and (6) support this strategy. All reuse efforts at these sites align with additional MDECD priority strategies to retain and recruit local talent and create “hubs of excellence”. Aligning with local land use and economic growth priorities this Assessment Grant will help communities move from uncertainty to action while maintaining flexibility to respond to evolving needs.

1.e. Outcomes and Benefits of Reuse Strategy

The proposed Assessment Grant will generate outcomes that support economic development, community benefit, and increased resilience by removing environmental uncertainty that currently limits reinvestment at the priority sites. Post-assessment, the priority sites will contribute to economic revitalization in their respective communities by enabling reuse of vacant and underutilized properties that already benefit from existing infrastructure. In rural and small-town contexts, returning even a single long-vacant property to productive use can have an outsized impact on local economic confidence and private investment, catalyzing a redevelopment pattern. The proposed target area assessments will also facilitate community-serving outcomes, including the preservation and adaptive reuse of historic structures, reuse of former public buildings, and incorporation of nonprofit, civic, or recreational uses where appropriate. Assessment and subsequent reuse planning will also support local resilience to extreme weather events and natural disasters. Many legacy industrial and institutional properties were developed prior to modern standards for stormwater management, flood resilience, or energy efficiency. Environmental assessment and reuse planning will inform strategies to reduce exposure to flooding, address aging infrastructure, and integrate resilience considerations into future site reuse. This is particularly relevant in communities facing increased precipitation, flooding risk, or freeze-thaw impacts that affect older buildings and infrastructure. Where feasible, reuse of assessed sites will incorporate energy efficiency measures or renewable energy opportunities, such as building retrofits that improve efficiency, adaptive reuse that reduces material waste, or evaluation of solar, geothermal, or battery storage potential. Specific reuse strategies for the priority sites include but are not limited to; **Priority Site 1:** Large commercial square footage and an existing retail storefront position the site well for reuse. The City has already identified at least one user who has expressed interest in reuse as a warehousing, shipping and logistics hub following assessment and any needed cleanup. **Priority Site 2:** Historic large brick mill structure and lot size aligns well with a mixed reuse strategy to collocate affordable housing, home ownership, professional office, and green space for the community to gather along the abutting waterfront. **Priority Site 3:** Long time community school building closed for safety concerns provides an opportunity for residents to reclaim a culturally important space and convert into housing, community

gathering space, or civic use. **Priority Site 4:** Town plans to acquire the site following assessment for abatement and use as a headquarters for the Rumford Police Department. This civic use will anchor a historically unsuccessful property and bring it back into sustainable functional use. **Priority Site 5:** The community's established long-term reuse plan focuses on restoration as a functional community and cultural center that supports civic, artistic, educational, and social activities in Machiasport and the surrounding region. **Priority Site 6:** The Town of Oakland has been approached by businesses looking to install their precision manufacturing operations at this site. This is the most likely reuse scenario and aligns well with the historic and current land use, zoning, and community needs. Attraction of a medium-to-large job creator to Oakland is a stated goal of their recent comprehensive plan and aligns with the Town's recent creation of a Downtown Omnibus TIF district

1.f. Resources Needed for Site Reuse

Environmental site assessment is a critical prerequisite to securing additional public and private resources needed to advance site cleanup and reuse. Each redevelopment will rely on a range of federal, state, and local funding sources that require environmental due diligence as a condition of award or investment. Completion of assessment activities under this grant will position the priority sites to compete for additional assistance including future Brownfields Cleanup Grants, as well as other federal funding programs that support redevelopment, infrastructure investment, and resilience. Environmental assessment will also support eligibility for state-level programs that provide remediation, planning, and redevelopment assistance, and will inform local and regional funding strategies. At the municipal level, assessment results will enable communities to pursue capital planning, bonding, or partnership strategies that are not feasible without a clear understanding of environmental conditions. Many public and private funders require Phase I and Phase II environmental site assessments to reduce risk before committing resources. By addressing this threshold barrier, the Assessment Grant will stimulate the availability of additional funds needed to move sites toward cleanup and reuse.

1.g. Use of Existing Infrastructure

The target areas are already developed. As a result, cleanup and redevelopment of these sites will reuse existing infrastructure instead of building additional roads, sewers, water, natural gas, telecommunications, and internet. The target areas have direct connections to existing road infrastructure and are in close proximity to downtown transportation networks with easy access to regional transportation corridors. High speed internet availability and plans to further strengthen broadband capability make the target areas attractive for housing, and other businesses. Existing structures and utilities will be characterized, assessed for their functionality and capacity to support reuse. Understanding these assets increases site competitiveness when attracting private sector investment or new commercial operations as a reuse pathway. MRLBA will support these activities directly with budgeted funds. If infrastructure improvements are necessary to support planned or marketed reuse scenarios, MRLBA will commit direct funding when possible, and support the initiative through public finance tools and incentives to underwrite capital expenditures. Costs would otherwise be shouldered by the municipality or prospective buyer and create a barrier to reuse.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community's Need for Funding

Communities served by this proposed Assessment Grant include small towns and rural service centers across Maine that lack the financial capacity to self-fund environmental due diligence at brownfield properties. The priority sites in this application reflect that statewide reality: an empty commercial center, a vacant Mill complex, a closed school. The target communities face a consistent barrier with limited resources to conduct assessment work. For example, West Paris' 2020 Census population was 1,766 which limits the scale of local tax revenue available for discretionary redevelopment or basic planning work. Presque Isle, with a 2020 Census population of 8,797, serves as a regional hub but still faces the fiscal constraints common across rural Maine. Washington County has the highest poverty rate in the state of Maine at 20.1% and a labor participation percentage of just 52.5%, reinvestment and job creation is essential. In addition, Maine communities are increasingly dealing with school facility transitions and closures, which can leave towns holding large vacant buildings with ongoing operating and maintenance burdens, and no clear path to reuse without outside support. State reporting and news coverage show school closures increased in 2025, reinforcing the pace of this challenge. EPA Brownfields Assessment funding directly addresses this gap by providing resources to clarify environmental conditions, reduce uncertainty that deters investment, and positions priority sites for reuse

aligned with local goals. Without this support, these properties are likely to remain stuck due to limited municipal capacity to fund assessments upfront.

2.b. Health or Welfare of Sensitive Populations Sensitive populations are present within each of the target areas served by this project, including children under-5, older adults, low-to-moderate income households, and veterans. In Aroostook, Kennebec, and Oxford counties residents face shrinking access to health care, with at least 8 healthcare service centers and medical facilities closing across these target areas through 2025. Access to affordable housing options is limited, with Maine facing a more than 85,000-unit deficit housing crisis (*Maine Real Estate Developers Association*). The priority sites include former industrial facilities and retired public buildings located near residential areas, schools, and community centers. In these settings, uncertainty regarding environmental conditions can affect community welfare by prolonging exposure to unsafe structures, contributing to neighborhood blight, and limiting opportunities for reuse that could otherwise support community needs. This Assessment Grant will help address these concerns by clarifying environmental conditions at priority sites and supporting informed decision-making about future use. Environmental assessments will identify whether environmental threats are present and provide the information needed to plan appropriate next steps to reduce risks and improve site safety. Projected reuse of these sites may further enhance community welfare by stabilizing long-vacant properties and supporting uses that create increased tax revenue, support community groups and nonprofits, foster commercial space for new businesses and job creation and result in a more diversified and resilient local economy with amenities for residents. Improving quality of life for income constrained rural Mainers.

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

Residents, business owners and visitors to the priority sites and target areas experience underlying health conditions and risk factors consistent with broader rural health disparities in Maine. Publicly available data from the Maine Center for Disease Control and Prevention indicate that rural counties in Maine often face higher burdens of chronic disease and increased barriers to preventive care compared to statewide averages. Including incidences of cancer per 100,000; where Kennebec County averages 43.6, and Washington County averages 46.3, both above the state average. These conditions heighten community sensitivity to environmental risks and uncertainty. While this Assessment Grant will not evaluate health outcomes or establish causal links between environmental contamination and disease, environmental site assessments will help identify whether hazardous substances or contaminants are present at priority sites. Clarifying environmental conditions is a critical step in determining whether environmental factors may pose risks to nearby populations and whether additional actions are warranted to protect public health. In addition, projected reuse of assessed sites may contribute to improved community conditions by reducing long-term vacancy, eliminating physical hazards, and supporting reuse strategies that align with local priorities. By addressing environmental uncertainty at sites located in communities already facing health challenges, this project will help reduce potential threats and support safer, more informed land use decisions moving forward.

2.d. Economically Impoverished/Disproportionately Impacted Populations

In the Target Areas where economic hardship and long-term disinvestment are common challenges, many communities have experienced the loss of industrial employers, school consolidations, and declining tax bases leaving limited local capacity to address vacant or potentially contaminated properties. Economically impoverished populations in these areas often disproportionately experience the negative consequences of long-term vacancy and legacy land uses, because they lack the investment power to stop the cycle of deterioration and blight. These conditions limit neighborhood stability, reduce access to services, and discourage outside private investment. This Assessment Grant will address these disparities by providing resources affected communities cannot otherwise access. By prioritizing assessment in rural and economically constrained communities, this project advances more equitable distribution of resources and helps address the legacy impacts of industrial and public-sector land use decisions that have disproportionately affected these populations.

2.e. Project Involvement

The proposed project will be implemented through coordinated involvement of municipalities, regional planning organizations, state program partners, and technical professionals, with MRLBA serving as the central coordinating entity. This structure ensures that local priorities guide site-specific decisions while enabling consistent access to assessment resources across communities with varying levels of local and regional capacity. At the local level,

municipal officials and staff associated with each priority site are directly involved in site selection, coordination of site access, community outreach, and discussions related to future reuse. Regional Councils of Governments will support alignment with regional priorities and Comprehensive Economic Development Strategy goals where applicable. Qualified Environmental Professionals and other technical partners will be engaged through competitive procurement to carry out assessment and planning activities in compliance with federal and state requirements.

2.f. Project Roles: List of Organizations/Entities/Groups & Roles:

Name of organization/entity/group	Entity's Mission	Point of contact (name, email & phone)	Role
Northern Maine Development Commission	Community planning nonprofit organization	Jon Gulliver, Director of Economic and Community Development jgulliver@nmdc.org 207-493-5851	Economic development, housing initiative, finance tools and incentives and new business recruitment
Kennebec Valley Council of Governments	Community planning nonprofit organization	Jessie Cyr, Economic Development Director jcyr@kvcog.org 207-238-6387	development and housing support, planning, site mapping & rendering.
Center for Community Progress	National consultancy	Liz Kozub, Associate Director of TA ekozub@communityprogress.org 716-713-8331	Community engagement, planning, and brownfields guidance
Maine Department of Economic and Community Development	State of Maine Economic Development Support	Doug Ray, Development Program Manager, DECD Douglas.ray@maine.gov 207-624-9802	Public finance tools & incentives, new business recruitment
Androscoggin Valley Council of Governments	Community planning nonprofit organization	Amy Landry, Executive Director, ALandry@avcog.org 207-783-9186	Planning, economic development, and new business recruitment
Sunrise County Economic Council	Community planning nonprofit organization	Jennifer Peters, Director of Community Development scec@sunrisecounty.org 207-255-0983	Economic development, housing initiative, and new business recruitment

2.g. Incorporating Community Input

Meaningful community input is a core component of MRLBA’s approach to brownfields assessment and reuse planning. MRLBA will work with the selected QEP to develop a community involvement plan (CIP) with the concurrence and review of Maine DEP and EPA Project Manager(s). Community engagement activities will be tailored to each priority site and designed to ensure that residents, local stakeholders, and affected groups have clear opportunities to understand project activities and provide input throughout the assessment process. Engagement methods may include public meetings, workshops, presentations to local boards or committees, and coordination with existing municipal communication channels. To ensure accessibility, alternatives to in-person participation will be provided when appropriate, such as virtual meetings, recorded presentations, written updates, and opportunities for written feedback. These methods help ensure participation from residents who may face barriers related to distance, scheduling, or transportation, particularly in rural communities. Project updates and engagement opportunities will occur at key milestones, including site selection, completion of environmental assessments, and discussion of potential reuse pathways. Community input will be actively solicited, documented, and considered in project decision-making, particularly in identifying community concerns, priorities, and future land use goals. This approach ensures that assessment activities are informed by local knowledge and aligned with community-defined outcomes, rather than imposed externally.

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

Task 1: Cooperative Agreement Oversight
<p>a. Project Implementation: <u>EPA-funded tasks/activities:</u> Project coordination and oversight; Grant management/cooperative agreement oversight, compliance with technical requirements, ensure protection of human health and the environment; Develop a Request for Proposals (RFP) and select a QEP in accordance with applicable federal procurement regulations; attend National Brownfields Training Conferences and Regional Conferences; prepare performance and financial reports including quarterly reports, Davis-Bacon Act (DBA), Disadvantaged Business Enterprise (DBE), and Build America, Buy America (BABA) reporting, and routine updates to ACRES as required under this cooperative agreement. Meet with QEP at least biweekly to track project progress. <u>Non-EPA grant resources needed to carry out tasks/activities:</u> Portion of MRLBA support will be in-kind for project oversight (staff time for financial drawdowns from ASAP, maintaining files, planning staff and legal services, procurement of QEP, or any other project oversight activities in which EPA-funded budgeted staff time is not sufficient).</p>
<p>b. Anticipated Project Schedule: RFP and selection of the QEP within the first 3 months (1st Quarter) of funding award; BAC meetings to be held on a quarterly basis; quarterly reports and ACRES database updates each quarter during the 4-year grant period; and other reporting (DBA, DBE, BABA), as necessary.</p>
<p>c. Task/Activity Lead: MRLBA will lead all programmatic grant activities. The MRLBA will develop an RFP for QEP selection and establish a Brownfields Advisory Committee (BAC). The QEP will prepare quarterly reports, ACRES updates, and any needed DBA, DBE, and BABA reports.</p>
<p>d. Outputs: Competitive RFP and contract for QEP; meeting agendas for biweekly calls between MRLBA and QEP; 16 quarterly reports (one/quarter for four years); and DBA/DBE/BABA reporting and ACRES input/updates over 4-year grant period.</p>
Task 2: Outreach & Community Engagement
<p>a. Project Implementation: <u>EPA-funded tasks/activities:</u> Per our community engagement plan (Section 2g above), the MRLBA and its QEP will develop a CIP for approval by EPA/MEDEP and establish the BAC and meet quarterly. Ongoing assessment work will be documented and available in an information repository and leveraged to help market private investment to support reuse activities at the assessed sites. MRLBA performs regular speaking engagements, and event sponsorships which will be inclusive of marketing our Brownfields Assessment fund and ability to unlock stuck properties statewide. <u>Non-EPA grant resources needed to carry out tasks/activities:</u> Portion of MRLBA support will be in-kind for additional public outreach support and host meetings at community gathering spaces across the state and in each target area. Community organizations will also assist with outreach.</p>
<p>b. Anticipated Project Schedule: Establish BAC in the 1st quarter of the grant and meet quarterly. Engage in community outreach meetings with priority sites immediately following QEP selection (2nd quarter) and ongoing throughout. Begin additional stakeholder outreach and speaking engagements to market program to additional sites beginning 3rd quarter and ongoing throughout.</p>
<p>c. Task/Activity Lead: MRLBA staff, board of commissioners, and QEP will conduct community outreach and engagement tasks. The BAC and community partners will assist with outreach and engagement.</p>
<p>d. Outputs: Establish BAC and meet quarterly (16 meetings total with meeting minutes); CIP; at least three public outreach meetings; at least 3 speaking engagements at conferences or workshops; and associated informational materials and public meeting documentation (ads, agendas, comments, responses to comments, sign in sheets).</p>
Task 3: Phase I ESAs, Phase II ESAs, and other Assessment Activities
<p>a. Project Implementation - EPA-funded tasks/activities: Up to 12 Phase I Environmental Site Assessments (ASTM E1527-21 and EPA's All Appropriate Inquiries Rule), and Phase II assessments (ASTM E1903-19, and applicable MDEP rules and guidance) including soil, groundwater and hazardous building material sampling and testing will be performed at 8 targeted sites. <u>Non-EPA grant resources needed to carry out tasks/activities:</u> MRLBA will provide support will be in-kind for ongoing projects including management, stakeholder engagement and communications.</p>

b. Anticipated Project Schedule: Site owner engagement will occur immediately following QEP selection at each of the priority sites. Assessment work will then occur ongoing until completion. Anticipated start: second quarter of the grant with QAPP documents being prepared for MDEP & EPA approval and active site assessment work being underway on at least two sites by third quarter of the grant performance period.

c. Task/Activity Lead: QEP with MRLBA oversight will prepare assessment documents, site access agreements, QAPP's and user questionnaires, draft and final ESA reports.

d. Outputs: up to 12 Phase I ESA Reports, and up to 8 Phase II ESA Reports

Task 4: Remedial Action & Reuse Planning

a. Project Implementation- EPA-funded tasks/activities: MRLBA intends to evaluate cleanup alternatives including development of Analysis of Brownfields Cleanup Alternatives (ABCAs)/Remedial Action Plans (RAPs) and Reuse Plans conducted as part of this task. ABCAs will be conducted in accordance with both EPA guidelines and MDEP requirements for RAPs. We anticipate completion of 8 ABCA/RAPs and 2 Reuse Plans.

Non-EPA grant resources needed to carry out tasks/activities: MRLBA will provide support will be in-kind for ongoing projects including management, stakeholder engagement and communications

c. Anticipated Project Schedule: MRLBA expects that Sites will be ready for ABCA/RAP/Reuse in the quarter 3 of the grant performance period and continue until the end of year 4.

d. Task/Activity Lead: QEP with MRLBA oversight will prepare ABCA/RAP reports and Reuse documents

e. Outputs: 8 ABCA/RAP reports and 2 Reuse documents

3.e. Cost Estimates: Budget Categories		Task 1	Task 2	Task 3	Task 4	Admin Costs	Total
Direct Costs	Personnel*	\$10,000	\$10,000	\$7,750	\$7,750	\$0	\$35,500
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
	Travel	\$5,000	\$0	\$0	\$0	\$0	\$5,000
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$2,500	\$0	\$0	\$0	\$2,500
	Contractual	\$5,000	\$20,000	\$320,000	\$112,000	\$0	\$457,000
	Construction	\$0	\$0	\$0	0	\$0	\$0
	Other	\$0	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$20,000	\$32,500	\$327,750	\$119,750	\$0	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget		\$20,000	\$32,500	\$327,750	\$119,750	\$0	\$500,000

Task 1: Cooperative Agreement Oversight:

MRLBA staff time (200 hrs. x \$50/hr. = \$10,000). Travel = EPA training at 2 national conference attendees@5k for mileage/airfare/lodging/per diem. The QEP will assist MRLBA in ACRES updates, quarterly reporting, and other tasks (40 hrs.@ \$125/hr.).

Task 2: Outreach & Engagement: MRLBA staff time (200 hrs. x \$50/hr.)=\$10,000. Miscellaneous supplies related to handouts @ \$2,500. QEP=\$20,000 broken down as follows: 40 meetings @ \$500/meeting including meeting minutes preparation (160 hours @ \$125/hour) includes 4 road show events, 4 public brownfields meetings, 10 internal meetings, 12 site owner meetings, 10 innocent landowners and/or prospective site developer meetings.

Task 3: Phase I & II ESAs: We have estimated \$4,500 for a typical Phase I ESA 12 sites = \$54K budget and 8 QAPP/Phase IIs are estimated at \$33.25K each (\$3,250 for each SSQAPP and \$30,000 for each Phase II ESA investigation) = \$266k. The total for contractual QEP work is \$320K. MRLBA oversight and coordination time MRLBA staff time is estimated at 155 hrs. x \$50/hr.= \$7,500.

Task 4: ABCA/RAP/Reuse Planning: We estimate \$10,000/site for each ABCA/RAPs x 8 sites = \$80,000 (640 hours @ \$125/hour) to be spent by the QEP. We also anticipate funding two reuse plans at cost of \$16,000 per document each for a total of \$32k. Task contractual is \$112,000 These are all QEP costs. MRLBA oversight and coordination time is estimated at 155 hrs. x \$50/hr.= \$7,500.

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

At the beginning of the project, the MRLBA and QEP will set realistic milestones and schedules for assessment timelines, target site prioritization, deliverables, pipeline growth and management, community engagement events, and create an electronic matrix (Microsoft Excel spreadsheet) of tasks, target dates, and financial expenditures. We will meet at least biweekly to track grant/project progress and review the status of site work and deliverables, overall budget, site discoveries, opportunities for cleanup and reuse planning, and funds both expended and remaining. Information on the project progress and budget will be recorded in Quarterly ACRES Reports. We will also track ongoing outcomes including reduction of environmental risks; number of jobs created; amount of leveraged cleanup and private sector investment/redevelopment funds; meeting one or more of the 5 Pillars of EPA's Powering the Great American Comeback Initiative (e.g., Clean Air, Land, and Water for Every American), and other leveraged or environmental & economic outcomes. The outputs and outcomes will be reviewed and revised regularly in conjunction with regional EPA and MEDEP staff to ensure the project is successful.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Organizational Capacity

MRLBA is an independent statewide, quasi-governmental entity established by Maine statute to acquire, stabilize, assess, remediate, and return distressed and contaminated properties to productive use in partnership with municipalities across Maine. The organization was created specifically to address complex properties and redevelopment challenges that exceed the capacity, jurisdiction, or technical resources of individual municipalities or regional entities. Unlike municipal or regional applicants that operate within fixed geographic boundaries or single program areas, MRLBA functions statewide and integrates land banking, brownfields assessment, municipal technical assistance, and redevelopment coordination into a unified operating model. This structure enables MRLBA to manage multiple sites across regions simultaneously, apply consistent standards and procedures, and ensure that assessment activities are directly connected to viable reuse pathways. MRLBA has the staffing, systems, and statutory authority necessary to oversee EPA-funded assessment activities, manage federal grant requirements, coordinate with local and state partners, and ensure timely completion of technical deliverables. The organization's centralized model reduces fragmentation, improves accountability, and lowers implementation risk by providing a single point of coordination for complex, multi-party projects.

4.b. Organizational Structure

MRLBA operates under an independent governing board and professional staff structure designed to ensure clear lines of responsibility, fiscal accountability, and compliance with federal grant requirements. Day-to-day management of EPA Brownfields grants is handled by staff with direct responsibility for project oversight, procurement, reporting, and coordination. Grant-funded activities are managed centrally by MRLBA staff, who coordinate with municipalities, Qualified Environmental Professionals, and regulatory partners. This structure ensures that procurement, contract management, and financial controls remain consistent across all sites, while allowing site-specific coordination with local governments and communities. Financial management systems are structured to meet federal requirements for tracking expenditures, documenting costs, and supporting audits. Programmatic, financial, and reporting responsibilities are clearly separated from governance functions, ensuring appropriate internal controls and compliance with EPA assistance agreement requirements.

4.c. Description of Key Staff

MRLBA's core staff bring experience in brownfields redevelopment, land banking, municipal technical assistance, public-sector project management, and interagency coordination. Key staff responsible for administering this grant, Executive Director, Stuart "Tuck" O'Brien, and Programs Manager, Gabe Gauvin, both have experience managing complex projects that involve multiple stakeholders, regulatory considerations, and phased redevelopment timelines including the management of multiple brownfields Assessment, Cleanup, and RLF Grant awards at the Kennebec Valley Council of Governments from 2019-2021, and a brownfields Assessment Grant for the City of Waterville, ME from 2021-2025. Staff roles in this proposal include project management, grant administration, procurement oversight, coordination with environmental consultants, and communication with municipal partners. Staff are responsible for ensuring that EPA-funded activities remain within the approved scope of work, meet performance and reporting requirements, and align with community priorities identified through local engagement. Where additional

technical expertise is required, MRLBA will rely on competitively procured Qualified Environmental Professionals and other consultants. This approach allows the organization to scale capacity as needed while maintaining consistent oversight and quality control.

4.d. Acquiring Additional Resources

MRLBA's has established procedures for acquiring additional expertise and resources required to implement assessment activities. Environmental consulting, engineering, and other technical services will be procured through competitive processes in compliance with 2 CFR Part 200, 2 CFR Part 1500, and applicable EPA procurement requirements. Contractors will be selected based on qualifications, experience with similar brownfield projects, cost reasonableness, and compliance with federal requirements. MRLBA does not rely on sole-source procurement for services available in the commercial marketplace. All procurement decisions will be documented and retained in accordance with federal recordkeeping requirements. Where subrecipients are used, MRLBA will ensure that subrecipient relationships comply with EPA Subaward Policy requirements and that roles and responsibilities are clearly defined. MRLBA will retain responsibility for oversight, compliance, and performance tracking.

4.g. Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements

Having launched in the fall of 2024, MRLBA has not previously applied for or received an EPA Brownfields Assessment, Cleanup (MARC), Multipurpose, Revolving Loan Fund, or 128(a) grant. However, the organization has experience managing complex, multi-stakeholder redevelopment initiatives that are comparable in structure and scope to the proposed project. Since its launch, MRLBA has worked with municipalities across Maine to address distressed and environmentally challenged properties, providing site coordination, technical assistance, and redevelopment pathway support. These efforts have required coordination across local governments, state agencies, technical consultants, and community stakeholders, and have involved managing regulatory processes, procurement, and phased project timelines. MRLBA has demonstrated its ability to manage public funding responsibly, meet reporting requirements, and deliver project milestones on schedule. The organization's systems for project oversight, financial management, and documentation position it well to successfully implement EPA-funded assessment activities and comply with all grant requirements.

MAINE STATEWIDE BROWNFIELDS ASSESSMENT GRANT PROGRAM
MAINE REDEVELOPMENT LAND BANK AUTHORITY

EPA ASSESSMENT GRANT THRESHOLD CRITERIA RESPONSES

(1) Applicant Eligibility

- a. Applicant Type: Maine Redevelopment Land Bank Authority (MRLBA) is a **quasi-governmental entity** that operates under an appointed board of commissioners and was established by State Statute. A copy of the state statute, our current board of directors, and our bylaws are appended to this document below.
- b. MRLBA is not a 501(c) nonprofit and does not lobby the federal government.

(2) Community Involvement

- a. The proposed project will be implemented through coordinated involvement of municipalities, regional planning organizations, state program partners, and technical professionals, with MRLBA serving as the central coordinating entity. This structure ensures that local priorities guide site-specific decisions while enabling consistent access to assessment resources across communities with varying levels of local and regional capacity. At the local level, municipal officials and staff associated with each priority site are directly involved in site selection, coordination of site access, community outreach, and discussions related to future reuse. Regional organizations will support alignment with regional priorities and Comprehensive Economic Development Strategy goals where applicable.
- b. MRLBA, in coordination with the secured QEP, will host public workshops and reuse planning sessions for each assessed site. Workshops will review assessment findings and solicit input on potential reuse pathways from residents, business owners, community groups, and other relevant stakeholders specific to each community. This community input will ensure strong alignment with community needs and alignment with local priorities. MRLBA strongly believes that a shared community vision is imperative in the successful outcomes of redevelopment projects.
- c. MRLBA provides on-site signage, flyers, and social media ads in communities where assessment is planned or ongoing. These materials include a prompt and QR code to provide feedback and submit questions. MRLBA project director and staff will respond to inquiries directly and share any submissions at following public workshops.

(3) Expenditure of Existing Grant Funds

- a. MRLBA does not have an actively open, or previous EPA Brownfields Assessment Grant or Multipurpose Grant.

(4) Contractors and Named Subrecipients

- a. Contractors: N/A – MRLBA has not secured any contractors at the time of application submission. MRLBA will follow all federal procurement requirements and best practices in the future RFP and selection process.
- b. Named Subrecipients: N/A – MRLBA has not named a subrecipient at the time of application submission.