

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

Application Information Sheet
FY2026 U.S. EPA Brownfield Community Wide Assessment Grant Application
Augusta, Maine

1. Applicant Identification: City of Augusta, Maine
16 Cony Street
Augusta, Maine 04330
2. Website URL: www.augustamaine.gov
3. Funding Requested:
 - a. Assessment Grant Type: Community Wide Assessment
 - b. Federal Funds Requested: \$500,000
4. Location:
 - a. City: Augusta
 - b. County: Kennebec County
 - c. State: Maine
5. Target Area and Priority Site Information:
 - Target Area – Water Street/Mt. Vernon Avenue (Census Tract 23011010300)
 - Priority Site: APGAR Building, 74-82 Water Street, Augusta, Maine 04330
 - Priority Site: Former AIM Recycling, 32 Willow Street, Augusta, Maine 04330
 - Target Area Map Attached
6. Contacts:
 - a. Project Director: Keith Luke, Economic Development Director, 16 Cony Street, Augusta, Maine 04330; 207-626-2336; keith.luke@augustamaine.gov
 - b. Chief Executive/Highest Ranking Official: Jared Mills, City Manager, 16 Cony Street, Augusta, Maine 04330; 207-626-2300; jared.mills@augustamaine.gov

7. Population: The City of Augusta has a population of 19,168 (Census.gov 2024 Estimate)
8. Other Factors:

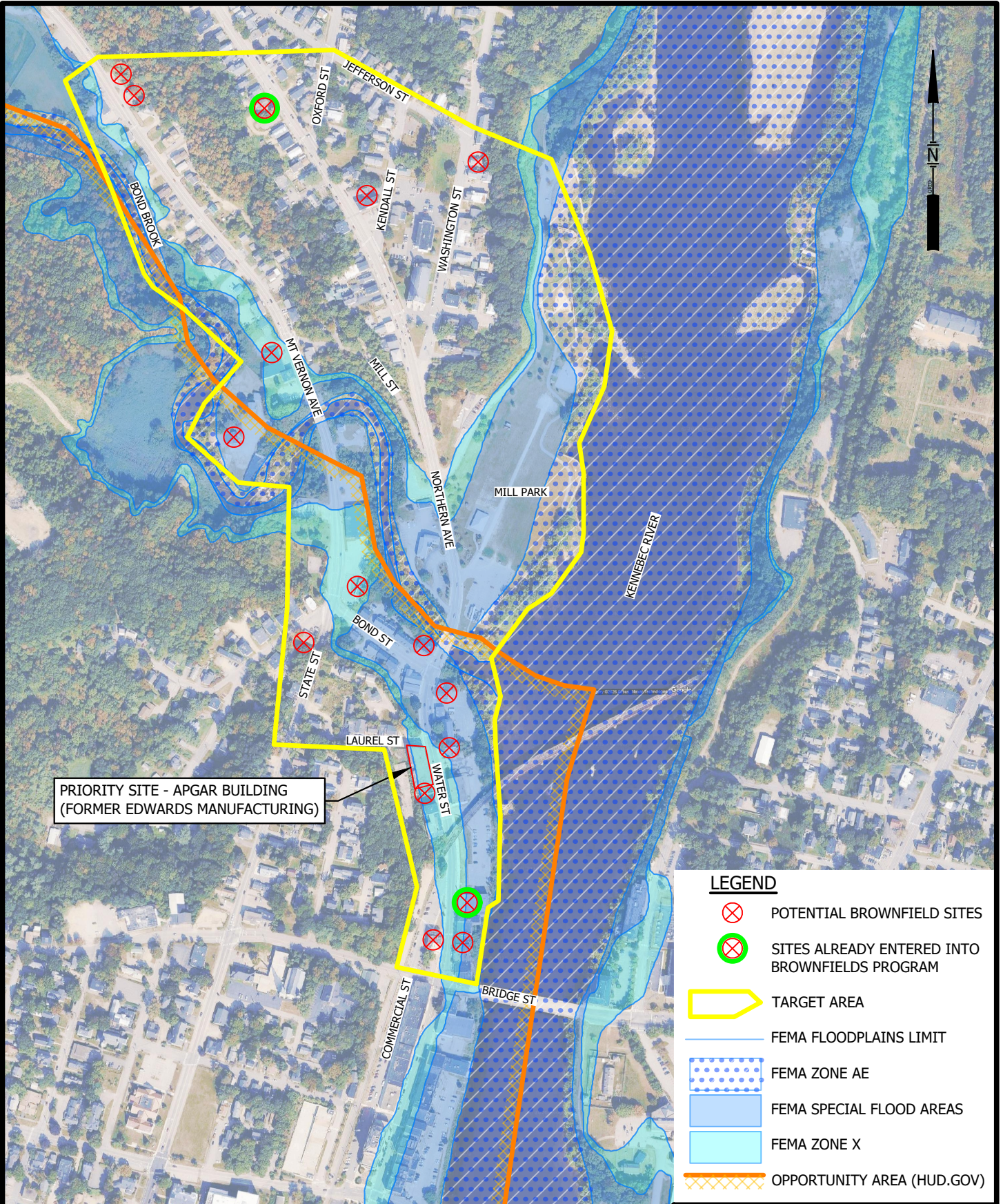
Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the 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).	2
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area- wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	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 State or Tribal Environmental Authority (Maine Department of Environmental Protection: Attached
10. Releasing Copies of Applications: Not Applicable - No portions of this application are confidential, privileged or sensitive.

Applicant Information Sheet Attachment:

Target Area Map

**Water Street/Mt. Vernon Avenue Target Area
(Census Tract 23011010300)**



PRIORITY SITE - APGAR BUILDING
(FORMER EDWARDS MANUFACTURING)

LEGEND

- POTENTIAL BROWNFIELD SITES
- SITES ALREADY ENTERED INTO BROWNFIELDS PROGRAM
- TARGET AREA
- FEMA FLOODPLAINS LIMIT
- FEMA ZONE AE
- FEMA SPECIAL FLOOD AREAS
- FEMA ZONE X
- OPPORTUNITY AREA (HUD.GOV)

NOTE:
AERIAL FROM GOOGLE EARTH, DATED 9/11/2024.



TARGET AREA SITE PLAN
CITY OF AUGUSTA, MAINE
MAINE FY 2026 BROWNFIELD
ASSESSMENT GRANT APPLICATION

Applicant Information Sheet Attachment:

**Letter from the State or Tribal Environmental Authority
(Maine Department of Environmental Protection)**



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

December 22, 2025

City of Augusta
Attn: Keith Luke
16 Cony Street
Augusta, ME 04330

Dear Keith Luke:

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

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

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

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

Sincerely,

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

cc: EPA Brownfields Region 1

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

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

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

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

1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**
Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The geographic boundary of this Assessment Grant will be the City of Augusta. Augusta was incorporated in 1771, almost 50 years before Maine became a State. After being named the State Capital in 1827 and because of new industry along the Kennebec River, the City flourished. By 1840, a large fleet of schooners, built on the banks of the Kennebec River, worked trade routes between Augusta and Boston; early photographs of downtown Augusta show dozens of vessels tied at town wharves. When the Kennebec & Portland Railroad arrived in 1851, Augusta was among the 100 largest urban populations in the country¹. In 1883, the Edwards Manufacturing Co. erected extensive cotton textiles mills along the River; at its peak during World War II, Edwards employed 2,000 people². The City's thriving shipbuilding and industrial manufacturing led to an influx of workers, and hundreds of housing units were built quickly and cheaply for workers along Mt. Vernon Ave. in the "Sand Hill" neighborhood of Augusta. In the 1930's, Augusta's industries began a significant decline that led to the loss of hundreds of jobs and the closing of industrial and commercial businesses; this ultimately led to contaminated remnants of unused industrial mill buildings, vacant and boarded up storefronts in our Target Areas, and hundreds of vacant houses. These Brownfield Sites, combined with their legacy of contamination, have left our formerly industrial riverfront and nearby residential neighborhoods in a state of blighted, contaminated disrepair. This is not the perception Maine's Capitol City should project to the visitors and legislators coming to the City each year.

The Target Area for this Brownfield Grant is the "**Water Street/Mt. Vernon Avenue Target Area,**" an 85-acre area between a ¾-mile-long stretch of Water Street/Mt. Vernon Avenue and the Kennebec River. This area is the former location of the Edwards Manufacturing Co., as well as the adjacent mixed use/residential area. The Target Area is in Census Tract 23011010300, a 3.9 square-mile Low-Income Community Opportunity Zone that houses a significant portion of the City's underserved population. Portions of this Target Area are also located in FEMA-defined flood zones (Zone X and AE). The Target Area is plagued by dilapidated and vacant industrial buildings, boarded up windows, homeless encampments, a deteriorated and aging housing stock (former mill worker housing), and 16 potential Brownfield sites which were identified in the City's FY2023 Brownfield inventory that present potential health risks to the sensitive and vulnerable populations that live in the vicinity. This Target Area is also directly adjacent to the City's downtown district; offering a stark contrast to the restaurants, commercial businesses, and breweries located only a short walk away. The City has seen how Brownfield assessment activities can lead to environmental cleanup, and Site redevelopment; our goal is to leverage these assessment funds to spur economic development and sustainable reuse in target areas of the City that could benefit greatly from this type of investment. The Area's proximity to the City's downtown offers tremendous opportunity for redevelopment, once the environmental issues, stigma, and blight have been addressed and remediated.

b. Description of the Priority Brownfield Site(s)

Our 2023 Brownfields Inventory identified 16 potential Brownfield Sites in the Water Street/Mt. Vernon Avenue Target Area, representing approx. 20-30 acres of potentially contaminated land. These sites include laundromats, vacant commercial buildings, former industrial buildings related to the Edwards Manufacturing Co., and gas stations/automotive facilities along the heavily travelled Mt. Vernon Avenue urban corridor. These properties have impacted our soil and groundwater with petroleum byproducts, heavy metals, PAHs, PCBs, and contaminants related to long-term coal and oil storage/ use. These contaminants pose an exposure risk to our residents, as well as the watershed of Bond Brook in the northern portion of our Target Area, a spawning site for endangered Atlantic Salmon. Additionally, nearly all the buildings in our Target Area were constructed prior to 1970 and are likely impacted by hazardous building materials (asbestos, PCBs, lead-based paint). Through the FY2023 Assessment Grant, two Sites in this area were partially assessed (Colonial Theater and Theodores Seamless Gutters); both sites were found to have contamination requiring remedial action (arsenic, lead, urban fills, and hazardous building materials), and the Theodores site needs additional Phase III/remedial planning work prior to any Site redevelopment occurring. Additional Brownfield Assessment funds will allow this work to occur.

This Target Area includes nearly 400 linear feet of empty, boarded up, brick mill buildings along Water Street that were formerly part of the Edwards Manufacturing Co. One of these buildings, **the APGAR**

¹ <https://web.archive.org/web/20110102182532/http://www.census.gov/population/www/documentation/twps0027/twps0027.html>

² <https://researchworks.oclc.org/archivegrid/record.php?id=70974587>

Building, at 74-82 Water Street, is one of our Priority Sites. This vacant and dilapidated 57,330 square foot, 5-story building was formerly used for manufacturing cotton and textiles, and is likely contaminated with heavy metals, PAHs, and contaminants related to historic coal and oil heating. The APGAR Building is located only a few blocks from Augusta’s downtown district and is already zoned for a mix of retail/service uses on lower levels, and office/ residential spaces on upper floors. The redevelopment of this 2.26-acre property could provide affordable housing within walking distance of the City’s downtown and help in the revitalization of the entire Target Area. Our second Priority Site is the 6.21 acre **Former AIM Recycling Site** at 32 Willow Street, which is located adjacent to the former American Tissue Site on the banks of the Kennebec River. The City received a FY2009 Site-Specific Assessment Grant and two FY2011 Cleanup Grants for the American Tissue Site, and as part of their FY2023 Assessment Grant, utilized UCONN TAB to create a Revitalization Plan for this property. The City has tried to redevelop the American Tissue Site for nearly 20 years; however, redevelopment has been stalled, due in part to a lack of adequate vehicular access. The AIM Site was identified by UCONN and the City as a solution to this problem. If the City were to obtain the AIM Site, it could be repurposed as an entrance for American Tissue. The AIM Site was a scrapyard and metal salvage facility from the 1920’s until 2015. It was partially assessed by the MEDEP; soils are contaminated with PAHs, PCBs, arsenic and lead at levels exceeding regulatory guidelines, and battery casings and lead-impacted soils (hazardous waste) are present onsite along the bank of the Kennebec River. This site was submitted to the MEDEP VRAP but has not fulfilled conditions of that program. The City will utilize assessment funds to complete additional assessment required by the MEDEP and to perform remedial planning. Once complete, the City will pursue purchase and redevelopment of this parcel in conjunction with the overall redevelopment of the American Tissue Site.

c. Identifying Additional Sites

As part of our FY2023 Assessment Grant, the City developed a Brownfields inventory; in addition to the 11 sites entered into our program (8 of which require additional assessment work and/or remedial planning), 23 additional Sites were identified. This inventory would be updated through windshield surveys, input from the public (site nomination forms), discussions with site owners and City officials, and review of commercial real estate websites. A public meeting is scheduled to be held at the onset of the FY2026 Assessment Program; at that time, the City will solicit ideas from the public of Brownfield Sites in their neighborhoods. The City will also utilize community partners to assist with site identification and prioritization based on their respective programs and goals. The City’s Brownfield Advisory Committee (BAC) will act as a selection committee and will help perform site selection based on ranking criteria which include, but are not limited to, proximity to our Target Area; creation of housing/affordable housing; likelihood of successful cleanup/ redevelopment; potential for job creation; creation/ preservation of green space; benefit to the community and disadvantaged/underserved communities; and protection of natural resources. These criteria are supportive of goals outlined in the City’s 11/2/23 Comp Plan update.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

Brownfield assessment and redevelopment of our Priority Sites, and in our Target Area (designed by the City as a “Growth Area”), aligns directly with the City’s Comprehensive Plan, updated November 2023, which identifies goals associated with developing quality and affordable housing, the need to attract young people and new businesses to expand the workforce and bolster the economy, and the need to transform the formerly industrial riverfront into an attractive and usable area. The Plan encourages new housing through the renovation of vacant buildings, infill lots, and on the upper floors of downtown buildings. The Brownfield assessment, cleanup, and redevelopment of the Brownfield Sites, especially the APGAR building, will be a catalyst to achieving our community’s vision. The APGAR Building (formerly Edwards Manufacturing Co.) has been identified by the City as a priority redevelopment Site since a 2007 version of the Comp Plan stated that it would be an ideal candidate for mixed use or cultural amenities (museums, galleries) and affordable/student apartments on upper floors. It already has appropriate zoning for this redevelopment strategy. The City has prioritized the creation of new affordable housing in areas with appropriate zoning and with access to public sewer and water; all of the Brownfields sites in our Target Area, including the APGAR Building, meet these criteria. It is important to the City that additional residential development take place in our Target Area; however, before that can occur, it will be imperative that this neighborhood is safe from commercial and industrial contamination.

Augusta’s 2023 Comp Plan recommends that the City consider buying the AIM site to develop an entrance to the American Tissue Site. The Plan further states that the City “will work aggressively to market and

work with developers to redevelopment the property”. The City originally identified the American Tissue Site as a redevelopment priority in their 2007 Comp Plan; since then, it has been evaluated through our Brownfields program and a UCONN TAB Revitalization Plan, City planning studies, and a 2012 Conceptual Development Reuse Plan. These studies all come back to the same issue – that limited access to the Site is a primary obstacle to redevelopment. The AIM Site would offer a solution if it were repurposed as an access road. Brownfield assessment funds can facilitate this process by assessing the site, obtaining regulatory approval, and determining cleanup costs. The assessment, cleanup, and redevelopment of the AIM Priority Site will allow for redevelopment of the American Tissue Site, which will advance the City’s goal of developing safe and affordable housing, bolstering the economy, increasing tax revenues, and enhancing the Kennebec River Waterfront.

e. Outcomes and Benefits of Reuse Strategy

Augusta will prioritize and select additional sites for inclusion into the Brownfield program based on their alignment with the goals of the 2023 Comp Plan, such as potential for creation of housing, potential for successful economic redevelopment, potential for creation of greenspace, and development in a targeted growth area of the City (like our Target Area), among other criteria. The goal of our program will be to assess Brownfield sites and return distressed, blighted, and underutilized properties back to economic vitality, utilizing green construction/renovation principals including wind, solar, and geothermal energy, and incorporating energy efficiency measures. Other benefits of Brownfield redevelopment are the revitalization of our Target Area and the Census Tract Opportunity Zone, job creation, blight reduction, creation of housing units, and the increased tax base accompanying revitalization and redevelopment in one of the State’s poorest regions. These efforts would be highlighted by the successful redevelopment of the APGAR Building with affordable, safe, energy-efficient residential units.

Development of new safe and affordable housing units in the Target Area, at Sites like the APGAR building that are within walking distance of the City’s downtown, will stimulate economic development and provide measurable benefits to the community, including development of support services (grocery stores, restaurants, etc.), increased community involvement and investment, increased property values along Water Street, improved livability principals (including investment in pedestrian infrastructure), reduction in traffic, and elimination of environmental and safety concerns. Neighborhood cleanup and revitalization in this Target Area will and creation of safe, clean housing units will lead to an overall improvement in public health, safety, and wellness.

The assessment, cleanup, and repurposing of the AIM Recycling site into an access road for the American Tissue Site will result in large-scale mixed-use redevelopment of that 19 acre Site. In addition to being marketed to developers, the Tissue Site is currently being evaluated for inclusion on the Maine Redevelopment Land Bank’s database of shovel-ready redevelopment properties. Once the access restrictions are resolved, this Site holds tremendous potential to the City in the attainment of the goals outlined in the Comp Plan for development of affordable safe housing and City-wide economic development. Sustainable redevelopment of the American Tissue site would improve resilience to extreme weather and natural disasters by protecting and armoring the nearly 1 mile-long shoreline that is present (shoreline stabilization would be a component of Brownfields cleanup and Site redevelopment). The City has also set goals for any new redevelopment to incorporate renewable energy and/or energy efficiency measures; these types of requirements would ensure that any redevelopment of our Priority Site or the American Tissue Site would be conducted in a sustainable and environmentally friendly way.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

If the City needs additional funds for assessment, cleanup, or reuse/redevelopment, we will leverage subsequent EPA Assessment Grants, EPA Cleanup Grants, MEDEP Chapter 128A funding, and cleanup grants/loans from the Maine DECD Brownfields RLF. In 2025, the City secured and leveraged \$400,000 from the Maine DECD Brownfields RLF for cleanup and redevelopment of the Front Street Sites (identified and assessed through our FY2023 Assessment Program). The City also has a strong relationship with Kennebec Valley Council of Governments (KVCOG), who received a \$1M EPA Brownfields RLF grant in 2022 and a \$500,000 Assessment Grant in 2024. The City and KVCOG worked together on the Brownfield cleanup of the American Tissue Site, and the City will leverage this relationship to ensure our Priority Sites are cleaned up and redeveloped after assessment work is complete. The City also has an extensive track record working with affordable and market rate housing developers and has made aggressive use of Tax Increment Financing (TIF) to assist in the development of hundreds of housing units in recent years. The

City will continue the use of TIF to spur downtown redevelopment; when structured as a credit enhancement agreement, TIF can help bridge financing gaps for complex rehabs—especially older, underutilized buildings and Brownfield sites—by redirecting the project’s taxes to eligible redevelopment costs, site work, and public infrastructure improvements that support reuse. We will also leverage Community Development Block Grants, Northern Border Regional Commission funding, Congressional Direct Spending, and the Maine Redevelopment Land Bank to help return underutilized properties to productive use. Given the historic character of downtown Augusta, state and federal historic tax credits will further strengthen project feasibility and attract private investment.

g. Use of Existing Infrastructure

Our Target Area has the infrastructure to support the City’s assessment and redevelopment strategies, and is already zoned to support high-density, mixed-use development. Because one of the goals of our Brownfield Program will be to develop affordable housing opportunities and encourage economic growth through infill of vacant buildings, Brownfield sites will be selected for inclusion into the program, in part, due to their proximity to existing infrastructure, utilities, and public transit. The Target Area was recently part of a \$2M Maine Department of Transportation Corridor Improvement Project which made investments to improve pedestrian safety and make the corridor “complete street compliant”, which only serves to make this area more valuable for Brownfield and residential redevelopment. This Target Area is serviced by high-speed internet, power, transportation, and is connected to municipal water and sewer. Properties such as the APGAR Building are poised to be redeveloped with sustainable mixed-use development, and they have the infrastructure required to support development for residential, commercial, light industrial/ manufacturing, or service-based industries that will provide jobs to the citizens of Augusta. The redevelopment options in our Target Area are endless once the environmental stigma associated with Brownfield Sites and urban contamination is removed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

Augusta has a population of 19,168 (census.gov 2024 estimate), and a high percentage of those people are living in poverty. According to the Maine Housing Data Portal³, Augusta’s 2023 median income (\$48,756) was 25% lower than that of Kennebec County (\$65,062), and 32% lower than that of Maine (\$71,773); and the 2023 percentage of families living in poverty (14.8%) was over 2x that of Kennebec County (7.3%) and the State of Maine (6.5%). The residents living in our Target Area/Opportunity Zone are even more disadvantaged⁴; this Opportunity Zone has a median household income of approx. \$37,000 and the percentage of households below the poverty line is 18%. Despite the fact that many of our residents are living in poverty, the price of housing in the City continues to rise (between 2013 and 2023, the median home value in Augusta rose from \$131,300 to \$188,900, a 44% increase), creating a situation where home ownership is not attainable. This is illustrated by the fact that Augusta’s home ownership rate in 2023 was only 55.6%, significantly less than the home ownership rates in Kennebec County and the State of Maine (72.8% and 74%, respectively)³. Many of our residents cannot afford a house, are struggling to pay rent/mortgages and have no discretionary income to spur economic growth.

These individuals also require significant resources from the City; because Augusta provides the majority of governmental and social services for Central Maine, the City has a disproportionate amount of a service needy population that needs access to social services. The U.S. Census reports that Augusta citizens have a higher rate of disabilities in every category: sensory, physical, mental, self-care, mobility, and employment-related, than the rest of the state. Because of the presence of a State-funded mental hospital (Riverview Psychiatric Hospital), the issue of caring for people with mental illness is a concern. Between 2019 and 2023, the U.S. Census reports that 16.3% of Augusta’s residents are living with a disability, and in 2000, approx. 1,330 Augusta residents (nearly 8% of the population) reported having a mental disability. These federal social service entities represent an exceptional burden on the City, and create a need for affordable housing and tenant support services. These hardships also make it difficult for the City to divert resources to perform Brownfield assessment and redevelopment activities, causing blighted Brownfield properties to remain vacant and contributing to the economic decline of our Target Area (where many of these poverty-stricken and disabled residents reside).

³ <https://mainestatehousingdata.org/comparison>

⁴ <https://opportunityzones.com/zones/23011010300/>

These issues are compounded by the fact that, as the State Capitol, Augusta has a disproportionate amount of the region's tax-exempt properties, approaching 33% of its tax base. State, federal, municipal, and nonprofit entities own roughly 16% of total parcel acreage in the City, totaling 6,307 acres. The State of Maine owns 85 parcels (4,023 acres), and other significant landowners include the historic AMHI complex, the Riverview Psychiatric Center, Togus VA Center, a University of Maine campus, and the Maine General Hospital (2022 City Assessor's Office). Another challenge faced by the City as the State Capitol is that the daytime population in Augusta (approx. 35,000 people) is nearly 2x the resident population (2024 US Census). This places significant demand on city services, and the high volume of cars places a burden on the City's public works and public safety departments for road maintenance and traffic control. The combination of tax exempt properties, and non-resident service demand create significant tax burdens and financial strain on local property taxpayers, many of whom already live in poverty. Augusta is not a federal entitlement community - it must compete with other Cities for economic development money through CDBG programs. We will need the help of state and federal partners to conduct Brownfield and redevelopment initiatives. We intend to meet the needs of this community by leveraging financial assistance to clean up blighted and contaminated properties, without increasing resident tax burdens.

b. Health or Welfare of Sensitive Populations

Low-income adults and children are sensitive populations which are disproportionately impacted by contamination and blight associated with Brownfield sites identified in our Target Area. Census Tract/Opportunity Zone 103⁵, including our Target Area, has a median household income of approx. \$37,000, which is 48.5% lower than Maine (\$71,773), and the percentage of households below the poverty line is 18%, nearly 3x higher than the State (6.5%)⁶. Due to extreme poverty, families are forced to live in housing which is dilapidated, unsafe, and may contain hazardous building materials. Houses in our Target Area are the oldest in the City; the U.S. Census reports that over 70% of homes were built prior to 1979. Many of these aging structures are characterized by asbestos, lead paint, and decades of heating oil use and storage. The Maine Tracking Network reports that between 2020 and 2024, 2.5% of all children in Augusta had confirmed lead poisoning ($\geq 5\mu\text{g}/\text{dL}$). The CDC reports that Maine had the highest rate of malignant mesothelioma deaths in America from 1999 to 2015, as well as leading incidence rates for this deadly cancer caused by asbestos exposure. These health impacts are directly related to an unsafe housing stock. These environmental issues, combined with disinvestment and blight in the Target Area, have impacted the health and welfare of low-income families living in this area, who are limited in their choices for housing options, and are lacking the funds to move or conduct necessary renovations to keep them safe.

Brownfields in our Target Area have resulted in soil and groundwater impacted by petroleum, PAHs, PCBs, and heavy metals, creating exposures and health risks to sensitive populations. These impacts discourage and limit redevelopment in our Target Area and contribute to urban sprawl, area disinvestment, and greenfield development on the outskirts of our City (which leads to increased traffic and air pollution). The Maine Tracking Network shows that Augusta has the 3rd highest rate of asthma-related emergency visits (73.5/10,000 pop) and the 2nd highest rate of COPD emergency visits (193.1/10,000 pop) in the county. Low-income individuals pay a disproportionate share of their income toward healthcare. Adding environmental contaminants to their healthcare concerns is overly burdensome to the City's most sensitive populations. Brownfield assessments are a vital step in the cleanup of contaminated Brownfield Sites and the revitalization of the Target Area that will ultimately improve the health and welfare of sensitive populations throughout our City through infill development and reduction of sprawl.

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

Maine CDC data suggests the residents of Augusta suffer from some of the highest rates of asbestos-related cancer deaths, asthma-related emergency room visits, and COPD hospitalizations in the State. This ties to the fact that over 70% of homes in our Target area were built prior to 1979, when the use of lead based paint, asbestos, and substandard building materials was common. Lead contamination in historic homes (lead-based paint, lead-containing pipes and solder, and present in industrial-area soils) have contributed to the statistic that between 2010 and 2014, 6.8% of the children in Augusta had blood lead levels meeting the state's definition of lead poisoning ($\geq 5\mu\text{g}/\text{dL}$)⁷. Asbestos is also commonly present in an aging housing stock, which contributes to respiratory ailments such as asthma, lung cancer and asbestosis. Maine had the highest rate of malignant mesothelioma deaths in America from 1999 to 2015. This is

⁵ <https://opportunityzones.com/zones/23011010300/>

⁶ <https://mainestatehousingdata.org/comparison-and-census.gov> ACS 5-year estimates.

⁷ Maine CDC Childhood Lead Surveillance Data

compounded by the fact that Maine is situated in the nation’s “tail-pipe,” where the Jet Stream deposits smog, smoke, and ozone, and is, in part, why Maine has the highest asthma rate in New England. According to the MaineCDC, Augusta has had a higher rate of emergency department visits due to asthma (73.5/10,000 population) than the state average (66.2/10,000 population). The high asthma rates experienced by our residents is worsened by the fact that on a typical workday, the City’s population roughly doubles due to an influx of workers and service seekers. Because the City does not have a significant public transportation system, thousands of cars travel to and from the City on a daily basis, creating an environmental air quality issue for our citizens. Brownfield redevelopment will create affordable and safe housing units in our Target Area, where our residents can live without the threat of lead or asbestos poisoning due to aging infrastructure. Improving the housing stock and increasing the number of housing units in the City will also allow people to relocate to, and live in, Augusta’s downtown area. This could reduce the number of commuters and improve air quality. Through ongoing public outreach and coordination with a local health agency, the City will also strive to identify new/worsening threats to the people that live in our Target Areas.

d. Economically Impoverished/Disproportionately Impacted Populations

Brownfields and past industrial and governmental operating policies have caused a cycle of disinvestment and poverty that has disproportionately impacted our low-income residents. It has also devalued our housing stock. The median home value in our Target Area/ Opportunity Zone is approx. \$160,000, which is 40% lower than the rest of the State (\$266,400). This has led to a housing crisis where the existing housing stock is in poor condition and still cannot be afforded by a typical family. The 2023 Comp Plan calculates that roughly 50% of households in the City cannot afford a median-priced home. Nearly 20% of our Target Area’s population lives in poverty with a median household income of approx. \$37,000. The 2023 median home value in Augusta is \$188,900, which is 30% less than the 2023 median home value in Maine (\$266,400)⁸. And yet, even with those reduced home values, because of the high poverty levels, most households cannot afford to buy the median-priced home. Assuming standard lending practices, a person who makes \$37,000 (median household income) can afford a home valued between \$130,000 and \$140,000. According to Realtor.Com, in January of 2026, there were 38 single family homes for sale in Augusta; however, only two of those homes were priced below \$140,000 (one of which is actually a Brownfield Site with known environmental contamination). This demonstrates that even if residents could afford to buy a home (most cannot), one would not likely be available.

This also creates a situation where low-income families are forced to rent. Over 66% of the housing units in our Target Area and nearly half (48.4%) of the housing units in Augusta are renter-occupied, as compared with only 27.1% for the State. For low-income families, this is not an ideal situation; 2020 Maine State Housing Authority estimates reveal that 57% of all households cannot afford the \$956 average two-bedroom rent in Augusta. These renters spend a larger share of their income on housing, leaving little capacity for repairs or rehabilitation – so properties deteriorate and housing values continue to decline. These impacts have disproportionately impacted low-income families and created a significant environmental justice issue. People are forced to live in the Target Area, in the shadows of historic industrial mill buildings and in substandard housing characterized by hazardous building materials, because these areas represent a lower cost of living compared to more prosperous areas in the City. Revitalization of the Water Street/Mt. Vernon Avenue Target Area—spurred by Brownfields Assessment—will create good-paying jobs, expand safe and affordable housing, spur economic growth, reduce contamination, and improve public health and residents’ overall well-being.

Community Engagement

e. Project Involvement & f. Project Roles

Organization & Point of Contact	Mission	Specific Role in the Project
Augusta Housing (AH) Norman Maze, Director 1 Weston Street, #105, Augusta, ME 04330 (207) 626-2357 Norman.maze@augustahousing.org	To address the housing needs facing the Augusta community for low and moderate income individuals and families.	AH constructs low-income, senior, and workforce housing projects; these efforts are in line with the goals of our Brownfields program. AH will be part of the BAC and will provide guidance for incorporating housing options at Brownfield sites.
Augusta Downtown Alliance (ADA) Isabelle Lee, Executive Director	Fostering and improving the quality of life in the	ADA’s goals are to reduce and eliminate blight through cleanup/redevelopment of downtown

⁸ <https://mainestatehousingdata.org/comparison>

295 Water Street, Suite 102 Augusta, ME 04330 (207) 458-9551 director@augustadowntown.com	City, promoting businesses and arts in the downtown, and beautifying the City’s historic city center.	buildings. ADA will assist in site identification in the downtown, will appoint a representative to serve on the BAC, and will assist with owner outreach in the downtown area.
Augusta Board of Trade (ABOT) Raegan LaRochelle, Executive Director No Physical Address 207-624-2668 raegan@larochelleconsultingllc.com	To foster, encourage and assist business development in Augusta through public/private partnerships.	This non-profit will help the City connect and coordinate with developers. ABOT will assist in site solicitation/prioritization as it relates to potential redevelopment and will appoint a representative to serve on the BAC.

g. Incorporating Community Input

The community will be actively involved in the City’s Brownfield Program. We will hold at least three public meetings to discuss the progress of the Program, solicit input from the public, and respond to public comments which were previously received. We anticipate a meeting will occur in the first month to kick off the program and solicit public input; remaining meetings will be held at key project milestones (e.g. after a large/complex Phase II ESA or during reuse planning of priority sites). Our Community Organizations will be a fundamental component of these meetings; we will work with them at the program onset to ensure their needs are represented in our public meeting agendas. We will advertise meetings via the local newspaper, news outlets, and the City’s (and Community Organization’s) website and social media. We will distribute flyers through key locations in our Target Area, City Hall, houses of worship, downtown businesses, and elder care facilities; abutters of Brownfields Sites will also be contacted. Meetings will be held at City Hall, broadcast via Zoom/ Teams, and televised on local CTV 7. Augusta will use virtual and hybrid engagement options, consistent with current public health guidance, as alternatives to face-to-face meetings. The City will maintain meeting minutes to be available for review at City Hall and on our website. Questions received by the public will be answered in a comprehensive manner; responses will be posted on the City’s website, assembled into a FAQ document and distributed with outreach materials, or provided directly to the public/stakeholder. As part of our FY2023 Assessment Grant, the City developed a tri-fold brochure, site nomination forms, and informational handouts for site owners; these included contact information for City personnel. We will update these documents as needed and will continue to maintain our information repository on the City’s website. The information repository includes a direct email link for the public to ask questions and provide feedback. Any/all outreach materials will be translated upon request.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs (including 3a, b, c, & d)

Task/Activity 1: Cooperative Agreement Oversight
<p>a. Project Implementation:</p> <ul style="list-style-type: none"> • EPA-Funded Activities: The City will perform program oversight; continue working with our Brownfields Advisory Committee (BAC), City staff, community organizations, MEDEP, and EPA; obtain a QEP through a public/competitive bid process (2 CFR Part 200); attend the National Brownfields Conference and EPA/MEDEP training seminars; facilitate meetings with QEP, EPA, MEDEP, project stakeholders, and the public; coordinate with the local health agency on health monitoring (as appropriate). The QEP will track program progress through status and financial reports, quarterly reports, and the ACRES database. • Non-EPA Grant Resources Needed: None.
<p>b. Anticipated Project Schedule: This will be an ongoing effort throughout the grant cycle. A BAC meeting will be held within 1 month, and meetings will be held regularly throughout the project. A QEP will be selected within 1-2 months. MBE/WBE reports, quarterly reports, and ACRES updates will be performed on a quarterly basis.</p>
<p>c. Task/Activity Lead: The City (with assistance from the BAC) will lead programmatic tasks, communications, and procurement of a QEP. The QEP will perform MBE/WBE and quarterly reporting and ACRES updates.</p>
<p>d. Outputs: Regular BAC meetings (and associated agendas/minutes); a QEP will be selected; 16 quarterly reports; MBE/WBE reporting; ACRES updates on a quarterly basis; and a final project report submitted.</p>
Task/Activity 2: Community Engagement
<p>a. Project Implementation:</p> <ul style="list-style-type: none"> • EPA-Funded Activities: The City (with QEP assistance) will continue maintaining the Brownfield page and information repository on the City’s website; update and distribute public outreach materials (marketing brochure, FAQ Sheet/answers to public questions, Site nomination form, at a minimum); and develop press releases for the newspaper and the City’s/community organization’s websites and social media pages. We will

<p>hold at least 3 public meetings to provide information and updates on the Brownfields program, solicit public input, and respond to questions that were previously asked. Meetings will be in person, via Zoom/Teams, and will be televised. The City and QEP will hold one-on-one meetings with property owners as needed. The City, QEP, and community partners will conduct site-specific outreach and communications, as necessary.</p> <ul style="list-style-type: none"> • Non-EPA Grant Resources Needed: Community partners will help advertise public meetings and solicit input from the community. The City will provide translators at public meetings, as needed.
<p>b. Anticipated Project Schedule: Community outreach will occur throughout the grant period. A public meeting will be held in the first month after QEP selection. Public outreach materials will be updated within 3-6 months of QEP selection. Subsequent public meetings will be held at key milestones throughout the project.</p>
<p>c. Task/Activity Lead: City and QEP lead, with assistance from the BAC and community partners.</p>
<p>d. Outputs: Updated information repository and website, updated outreach materials (Brownfield 101 brochure, site nomination form, and FAQ handout), public meeting advertisements, press releases, educational materials to support public meetings (PowerPoint presentations and handouts), completed Site nomination forms. Three public meetings. One-on-one meetings with Site owners, occupants, and abutters, as needed.</p>
<p>Task/Activity 3: Phase I & Phase II Site Assessments</p>
<p>a. Project Implementation</p> <ul style="list-style-type: none"> • EPA-funded activities: The City and QEP will update the existing Inventory through public outreach efforts, Site nomination forms, review of state/federal databases, meetings with community organizations, and windshield surveys. Sites will be prioritized based on criteria including redevelopment potential, environmental risk, proximity to Target Area, and ability to meet the goals of the Brownfield Program/Comp Plan. Owner outreach will occur and EPA eligibility forms will be prepared. The QEP will conduct Phase I ESAs in accordance with ASTM E1527-21 as well as “All Appropriate Inquiry” standards. We anticipate the two Priority Sites and up to 8 additional sites will be entered into the program. Phase II ESAs will be conducted in accordance with ASTM E1903 (or equivalent) and may include soil, groundwater, and/or soil gas sampling, UST assessments, or HBMI. We anticipate all 10 sites will require a Phase II ESA and 6 sites will require a HBMI. Prior to the Phase II ESA, a SSQAPP, conceptual site model, and sampling plan will be prepared for USEPA and MEDEP review and approval. Reports/deliverables will be submitted to the City, EPA, and MEDEP for review and approval. • Non-EPA Grant Resources Needed: None
<p>b. Anticipated Project Schedule: An updated inventory within 3-6 months. Phase I and Phase II ESAs, SSQAPPs, and HBMI completed throughout the grant cycle. The first Phase I ESA will occur within 4 months.</p>
<p>c. Task/Activity Lead(s): QEP lead, with assistance from the City.</p>
<p>d. Outputs: A revised site inventory, 10 EPA eligibility determinations, 10 site access agreements, 10 Phase I ESAs, 10 AAI Checklists, 10 SSQAPPs/conceptual site models, 10 Phase II ESAs, 6 HBMI</p>
<p>Task/Activity 4: Cleanup & Area-Wide Planning/Reuse Planning</p>
<p>a. Project Implementation:</p> <ul style="list-style-type: none"> • EPA-Funded Activities: The QEP will develop ABCA/RAPs based on Phase II ESA and/or HBMI results; we anticipate up to 8 ABCA/RAPs will be prepared. The ABCA/RAPs will include a remedial plan for contaminants that exceed applicable MEDEP/regulatory standards. Remedial action alternatives will be compared based on metrics such as cost, feasibility, effectiveness in protecting human health and the environment, and resilience to extreme weather, among others. A RAP will be developed that considers potential reuse scenario(s) for the Site and includes a cleanup cost estimate. The City, QEP, and specialty subcontracted planning firms (as needed) will complete reuse planning activities on select/Priority Sites to evaluate how Site redevelopment could accomplish economic development goals - developer input and community goals will be incorporated. Public meetings will be held during the reuse planning period to solicit input from the public and community partners; these meetings will be conducted as a design charette to encourage public participation. Each Site entered into the Brownfields Program will be submitted to the MEDEP VRAP. • Non-EPA grant resources needed to carry out task/activity: None
<p>b. Anticipated Project Schedule: ABCA/RAPs will be completed 1-2 months after the Phase II ESA report. Public meeting/design charettes would occur after the draft ABCA/RAPs are complete, but before they are finalized.</p>
<p>c. Task/Activity Lead: QEP lead for completion of ABCA/RAPs. The City will oversee public meetings/design charettes with assistance from the QEP and BAC.</p>
<p>d. Outputs: 8 ABCA/RAPs, public meetings/design charettes (and associated outreach/presentation materials) for select sites, 10 MEDEP VRAP Submissions.</p>

e. Cost Estimates

Task 1: CA Oversight: \$5,400 for the City to oversee the program, bid/contract a QEP, and attend meetings with BAC/project stakeholders/regulators (90 hours @ \$60/hour); \$6,940 in travel expenses for two employees to attend two Brownfield Conferences (Salt Lake City 2027 & TBD 2029) (each trip: registration/parking fees, \$375 airfare pp, \$560 hotel pp [\$140/night, 4 nights], and \$400 pp in food and expenses [\$80/day pp]); and \$17,500 in QEP/contractual expenses for quarterly reports and ACRES updates (16 @ \$500/quarter), BAC meetings (\$4,500), and program assistance (\$5,000). Total Task 1 = \$29,850.

Task 2: Community Engagement: \$10,800 for City personnel to facilitate public outreach meetings, review outreach materials, continue updating the information repository and website, develop press releases, and attend meetings with community organizations/site owners/public (180 hours @ \$60/hour); and \$24,660 in contractual expenses for our QEP to develop presentations and lead 3 outreach meetings (\$5,350 per meeting), update outreach materials and press releases (\$4,510), and attend meetings with community organizations/site owners/neighborhood groups (\$4,100). Total Task 2 = \$35,450.

Task 3: Phase I & II Site Assessments: \$1,800 for City personnel to assist with site identification/ selection and review environmental reports (30 hours @ \$60/hour); and \$339,100 in contractual expenses for QEP services (update inventory \$4,500, 10 eligibility and access agreements @\$500 = \$5,000; 10 Phase I ESAs @ \$5,000 = \$50,000; 10 SSQAPPs @ \$3,900 = \$39,000; 10 Phase II ESAs @ \$21,300 = \$213,000; and 6 HBMIIs @ \$4,600 = \$27,600). Total Task 3 = \$340,900.

Task 4: Cleanup & Area-Wide Planning: \$12,500 for City personnel to assist with reuse/redevelopment planning, coordinating with Site owners and potential Site redevelopers, and review of ABCA/RAPs (200 hours @ \$60/hour); and \$81,800 in contractual expenses for QEP & subcontracted planning firms (if needed) to conduct 8 ABCA/RAPs @ \$4,600/each = \$36,800; 10 VRAP Submittals @ \$2,500/each = \$25,000; and \$10,000 public meetings/charettes for our two Priority Sites. Total Task 4 = \$93,800.

Budget Categories		Project Tasks (\$)					Total
		Task 1: CA Oversight	Task 2: Community Engagement	Task 3: Phase I & II Assessments	Task 4: Cleanup/ Reuse Planning	Admin. Costs	
Direct Costs	Personnel	\$5,400	\$10,800	\$1,800	\$12,000	\$0	\$30,000
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
	Travel	\$6,940	\$0	\$0	\$0	\$0	\$6,940
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies*	\$0	\$0	\$0	\$0	\$0	\$0
	Contractual	\$17,500	\$24,660	\$339,100	\$81,800	\$0	\$463,060
	Other (specify)	\$0	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$29,840	\$35,460	\$340,900	\$93,800	\$0	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget		\$29,840	\$35,460	\$340,900	\$93,800	\$0	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results

The City, BAC, and QEP will hold monthly meetings to review project status, schedule, and budget; and the City will be in frequent contact with the QEP, MEDEP, and EPA on Brownfield matters. The City will oversee the preparation of high-quality Brownfield deliverables (Phase I and II ESAs, SSQAPPs, HBMIIs, ABCA/RAPs, and planning studies) which will be tracked/evaluated by the City and QEP to ensure each deliverable meets stringent QA/QC protocols. Reports will be internally tracked to ensure that each is distributed to appropriate stakeholders for review and comment before finalizing. Completion of these environmental reports will be a primary program deliverable, helping move sites from assessment to cleanup and redevelopment by providing liability protections and actionable planning tools (e.g., Phase I ESAs support CERCLA landowner defenses, ABCA/RAPs develop cleanup cost estimates, and reuse planning supports redevelopment business plans). All sites selected to participate in the Brownfield program will be entered in the MEDEP VRAP program. The ACRES database and quarterly reports will also be used to track program status and specific project deliverables and outputs, including the number of sites assessed, site details (e.g., acres, contaminants, reports/ deliverables, etc.), funding associated with each site (assessment vs. leveraged money spent), job creation, and other redevelopment parameters.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

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

Keith Luke, Economic Development Director, will act as Program Manager and perform oversight and management of this program, ensuring the successful expenditure of grant funds and the completion of deliverables as required by EPA. Keith was the Program Manager for the City’s FY2023 \$500,000 Community-Wide Brownfields Assessment Grant, a \$400,000 Maine DECD Brownfields RLF Grant/Loan for the Front Street Site (2025), a \$350,000 FY2009 Site-Specific Assessment Grant, and two FY2011 Cleanup Grants (\$400,000 total) for the American Tissue Site. Keith carried out all financial, programmatic, and administrative requirements. He is also a U.S. HUD Certified CDBG Program Administrator with over three decades of experience in public administration and grant administration. Keith will be assisted by Katherine Ramirez, an Economic Development Specialist with experience managing local, state, and federal grants, including NBRC, CDBG, and CDS. These individuals have worked seamlessly with other City Departments in the past (such as Finance and Executive) to facilitate the successful execution of federal grants, to ensure correct expenditure of funds, and complete timely drawdowns.

d. Acquiring Additional Resources

Similar to our FY2023 Brownfield Assessment Grant, the City will utilize a public bidding process in accordance with 2 CFR Part 200 to contract a Brownfields QEP. Augusta routinely performs this type of bidding process, issuing Requests for Proposals/Qualifications, and conducting competitive procurements to obtain resources. The City will seek the advice and support of the EPA Region 1 Project Officers and MEDEP Brownfields Coordinators for direction on programmatic requirements. City staff from Economic and Community Development, Planning, Code Enforcement, Finance, and Public Works will assist with this grant and serve on the BAC, and the City will utilize services from our Community Organizations to support grant activities. As much as feasible, the City will promote local hiring/procurement and will link members of the community to potential Brownfields employment opportunities.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

1) Accomplishments

The City received a \$500,000 FY2023 EPA Assessment Grant and in less than two years (Feb. 2024 – Oct. 2025), expended nearly all funds, completing 10 Phase I ESAs, 8 SSQAPPs, 7 Phase II ESAs, 5 HBMLs, 1 ABCA/RAP, and 3 HUD EAs. Public outreach was conducted, and an inventory of Brownfields sites was developed. This work leveraged a \$400,000 Maine DECD RLF grant/loan in 2025 to fund cleanup activities at the Front Street Site (a site assessed in the FY2023 grant). The City also utilized UCONN TAB to create a Revitalization Plan for the American Tissue Site. All City accomplishments were reflected in timely and comprehensive quarterly reports and ACRES database updates. The City has also received \$850,000 in EPA Brownfield Assessment and Cleanup Funds for the American Tissue Site. This cleanup included building demolition, capping contaminated soil in the Kennebec River floodway and the removal and disposal of PCB contaminated soil. All of the City’s prior Brownfield grants were successfully executed and closed out on time and within the projected budget. These projects were performed successfully, efficiently, and in accordance with their Cooperative Agreements.

2) Compliance with Grant Requirements

The City has successfully managed a \$500,000 FY2023 Community Wide Assessment Grant, an ongoing \$400,000 Brownfields RLF Cleanup for the Front Street Site, a \$350,000 FY2009 Site-Specific Assessment Grant, a \$200,000 FY2011 Cleanup Grant for Parcel 1, and a \$200,000 FY2011 Cleanup Grant for Parcel 2 for the American Tissue Site in accordance with the EPA-approved workplans, terms and conditions, Cooperative Agreements, schedules and budgets. We prepared and submitted quarterly reports, technical reports, and deliverables in a timely manner. The ACRES database was updated on time and in accordance with EPA requirements. No submittal or tracking issues were identified for these cooperative agreements, and no corrective actions were issued. For the American Tissue Site, all EPA funds were fully expended at the time of the grant closure, and all financial statements were properly submitted.

ATTACHMENT A

Threshold Criteria for Assessment Grants

City of Augusta, Maine

U.S. EPA FY2026 Brownfield Community-wide Assessment Proposal

Attachment A: Threshold Criteria

FY2026 U.S. EPA Brownfield Community Wide Assessment Grant Application
Augusta, Maine

Threshold Criteria

1. Applicant Eligibility

- a. The City of Augusta, Maine is a municipality (General Purpose Unit of Local Government) eligible to apply for Brownfields Assessment funding from the U.S. Environmental Protection Agency (EPA) Brownfields Grant Program.
- b. The City of Augusta is not exempt from federal taxation under Section 501(c)(4) of the IRC.

2. Community Involvement

In order to actively involve the community and project stakeholders in the planning and implementation of the City's Brownfield Assessment Program, we will hold at least three public meetings during the course of the grant period to discuss the progress of the assessment program, solicit public input, and provide a status of individual site assessments. At these meetings, we will provide general information on the Brownfield program, solicit comments and feedback from the public, and respond to any public comments which have been previously received. We will advertise public meetings through advertisements in the local newspaper (Kennebec Journal and centralmaine.com) and on the City's website. Public meetings will be held at City Hall and/or via Zoom/Microsoft Teams teleconferencing. Augusta will adhere to CDC guidelines and the Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants fact sheet (August 2020) as a resource for alternatives to face-to-face meetings (e.g., Zoom/Teams meetings, conference calls, QR codes, flyers, local TV, phone, and radio). We anticipate that one meeting will be held in the first quarter after funding is received, as a way to kick off the project and solicit public input on the direction of the assessment program; remaining meetings will be held at key milestones in the program (e.g. after a large/complex Phase II Investigation or during the reuse/redevelopment planning of a priority site).

Questions that are received by the public will be answered in a comprehensive manner. Meeting minutes and responses to questions can be posted on the City's website, assembled into a Frequently Asked Question document that can be distributed with other community outreach materials, or provided directly to the public/stakeholder that asked.

We will communicate the progress of our Brownfield assessment program to citizens through regular status updates on the City's website; we will prepare press releases, legal ads, and other public notices, as needed; and we will develop outreach materials such as tri-fold brochures and handouts that will be distributed at City Hall and at key locations throughout the City. Augusta also intends to solicit local news coverage of public meetings and Brownfield events, such as public outreach and education meetings, Site walks, and redevelopment/reuse planning charrettes.

Attachment A: Threshold Criteria

FY2026 U.S. EPA Brownfield Community Wide Assessment Grant Application
Augusta, Maine

The majority of our community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed. The City is always exploring new techniques and technology to solicit greater input from a broad segment of the community, particularly the disadvantaged populations identified in our grant application.

3. Expenditure of Existing Grant Funds

The City of Augusta has an open FY2023 U.S. EPA Assessment Grant (BF00A01161). The City affirms at least 70% of the funding associated with this Cooperative Agreement was drawn down before October 1, 2025. A snapshot from the ASAP financing system is attached.

4. Named Contractors and Subrecipients

N/A. Contractors have not been procured/selected, and subrecipients have not been named at the time of application submission.