



OFFICE of the CITY MANAGER

Marc Meyers
City Manager
mmeyers@cityofbathmaine.gov

Application Information Sheet

EPA FY2026 Brownfields Community-Wide Assessment Grant Application

City of Bath, Maine

1. Applicant Identification: City of Bath, Maine
55 Front Street
Bath, Maine 04530
2. Website URL: <https://www.cityofbathmaine.gov>
3. Funding Requested:
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
4. Location:
 - a. City: Bath
 - b. County: Sagadahoc County
 - c. State: Maine
5. Property Information for Site-Specific Proposals
Community-Wide Assessment:
 - Target Area - Downtown and waterfront area of the City of Bath
 - Priority Sites – the Old Shipyard (aka New England Companies Ship Building) at 375 Front Street; the Former Eastern Steamship site at 135 Commercial Street; and Lot 4 of the Former Coal Gasification Plant at 295 Front Street.
6. Contacts:
 - a. Project Director: Misty Parker, Director of Economic and Community Development
55 Front Street, Bath ME 04530
207-443-8330
mparker@cityofbathmaine.gov
 - b. Chief Executive/Highest Ranking Official: Marc Meyers, City Manager
55 Front Street, Bath, ME 04530
(207) 443-8330
mmeyers@cityofbathmaine.gov
7. Population: The City of Bath has a population of 8,766 (2020 Census).

8. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1 & 2
The proposed site(s) is in a federally designated flood plain.	1
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
The proposed project will improve local resilience to impacts of extreme weather events and natural disasters.	2
At least 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. Letter from State DEP Acknowledging the City of Bath's Application: **Attached**

10. Releasing Copies of Applications: **Not applicable** - application does not have confidential, privileged or sensitive information.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

January 27, 2026

City of Bath
Attn: Misty Parker
55 Front Street
Bath, ME 04530

Dear Misty Parker:

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

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

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

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

Sincerely,

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

cc: EPA Brownfields Region 1

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

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

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

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

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

With a population of 8,766 (2020 Census), Bath is the county seat and service center community for Sagadahoc County, Maine. Large scale shipbuilding in Bath became a continuous source of employment and unknowingly environmental issues starting in the 1740s. This industry started primarily with wooden sloops, schooners, and brigs, used by local sailors to carry regionally produced products such as lumber, bricks, hay, and produce to the coastal centers of the southern colonies as well as to the West Indies. After the American Revolution, more substantial ships began to be built, both for ship owners in other seaports, as well as for local men developing fleets to trade with Europe and cotton ports to the south. Within the next 100 years, ship building expanded across our waterfront until 22 different shipyards were operating in Bath. In the early 1900's, the wooden ships gave way to steel ships and the Arthur Sewall and Company shipyard built the country's only fleet of steel sailing vessels. Bath Iron Works (BIW) and other shipyards were formed shortly afterwards to build steel naval vessels, yachts, and passenger ships. Today, BIW is the last shipyard in Bath. Employment at the company is not near its zenith and a tiny skeleton of support industries remains viable.

The Target Area for this Brownfield Assessment Program is our downtown and waterfront area which encompasses the area that formerly and currently was used for shipyards and their nearby support industries. The Target Area is bisected by the Route 1 corridor (Leeman Highway) which is the main highway along coastal Maine. Our Target Area stretches along four miles of the Kennebec River (the tidal river that makes our City's eastern boundary) and starts with a property that formerly was the Texas Steamship Company and ends just south of BIW's current facility. Today, two-thirds of our Target Area is our downtown and represents commercial and residential properties constructed near and many times directly on, the former shipyards. With the exception of the BIW facility, over 10 percent of our target area was owned by a single family-run property holding company but has transitioned to other owners when the company decided to liquidate holdings. Many of these properties need substantial renovations and environmental concerns are addressed.

b. Description of the Priority Brownfield Site(s)

One of our **Priority Sites** is the Old Shipyard site (375 Front Street) that is located near the northern end of our target area. This site is currently undeveloped and vacant (with the exception of some old building and tank foundations) and was formerly part of the New England Companies Ship Building yard (a total of approximately 1.32 acres). The site abuts the Kennebec River and is partially located within the federally designated flood plain (zone AE) and may have contaminant residuals from the ship manufacturing process, and the use of marine paints (including volatile organic compounds [VOCs], chlorinated solvents, petroleum and poly-aromatic hydrocarbons [PAHs], and heavy metals. The site is bounded on the three non-water sides by working class residential housing. This property has sat idle for over a decade because of its former uses adds to its challenges. A developer is hoping to bring much needed infill residential. Moving south towards our downtown, there are two additional **Priority Sites** – the Former Eastern Steamship site (135 Commercial Street) and Lot 4 of a former coal gasification plant (295 Front Street). The Eastern Steamship site was a portion of a shipyard where steamships were manufactured and a portion of a massive coal yard where coal was stored prior to coal gasification and may have contaminant residuals related to these historical uses including VOCs, chlorinated solvents, petroleum and PAHs, and heavy metals. At 0.8 acres, the Eastern Steamship site represents the largest developable property in our dense downtown area. This property is abutted by the Coal Pocket Brownfield site (redeveloped as residential condominiums) to the north, the Kennebec River to the east, a tavern and marina to the south, and the Praver Block Brownfield site (redeveloped as a hotel) to the west. An existing business owner in Bath is looking to create a mixed use development with medical offices and residential to this site. Near this site, is Lot 4 of a former coal gasification plant at 295 Front Street. Based on its historic use, there are potential impacts from PAHs, VOCs and heavy metals. A neighborhood group is looking to safely redevelop this infill lot as open space which would be on our River Front trail. This 0.9-acre lot abuts the Kennebec River and is partially located within a federally designated flood plain (zone AE). Moving south along our Target Area are the industrial and working-class residential areas that developed surrounding BIW, our remaining ship building facility. Idle and underutilized Brownfields consisting of

machine shops and other support industries that formerly serviced BIW, boat and other marine-related repair shops (including three former machine shop properties ranging in size from 0.2 to 0.5 acres), as well as two former drycleaners (chlorinated solvents) and are interspersed within our working-class neighborhood in our “South End”. The South End also has two vacant gas stations which coupled with the four gasoline and service stations along US Route 1 (all ranging from 0.2 to 0.4 acres each) presents an extremely dense number of petroleum-related Brownfields. These Brownfields are physically small in size but are an enormous eyesore due to their locations along the gateway to our City. Many of the properties will remain vacant or underutilized until the environmental conditions (and likely cleanup) of the sites have been assessed.

c. Identifying Additional Sites

As far back as 2004, an initial Brownfield site inventory was completed for Bath identifying 45 Brownfields within the prime locations of the City's downtown and waterfront areas. Despite ten sites being assessed through our FY2022 program, ten sites through our FY2014 program, and four through the FY2009 program, our most recent inventory completed through the FY2022 program remains at 40 Brownfield sites as additional Brownfields have been identified that "replace" those assessed and redeveloped. These identified Brownfield sites are predominantly located within our target area with nearly a quarter of the inventoried Brownfield sites located directly adjacent to the Kennebec River.

We will update and expand our inventory as part of this Brownfield program through public outreach efforts, Site nomination forms, review of state and federal databases and historic maps, meetings with community organizations and individuals, and windshield surveys. New sites will be prioritized by our Brownfield Steering Committee using a scoring matrix based on eligibility, potential for redevelopment, compatibility with local and county comprehensive plans, ability to stimulate economic development, potential job and/or tax revenue creation, potential reduction of threats to human health and the environment, level of commitment and/or interest for funding, creation of greenspace, and reuse of existing infrastructure.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Plans

Our target area for this grant largely coincides with the area identified in our Updated Comprehensive Plan (adopted August 2, 2023) for infill and redevelopment. This Comp Plan was developed by our residents and place a priority on redeveloping these critical intown priority Brownfield properties. By assessing these stigmatized properties, this assessment program will remove the environmental barriers preventing their redevelopment. The overall goal of the program will be to support the remediation and reuse of the priority Brownfields sites in order to revitalize the target area in our community. Our Comp Plan identified the need to create jobs and safe housing to maintain a healthy downtown which is exactly what the plan for the Old Shipyard and Former Eastern Steamship site are. The Old Shipyard Site has been identified for creating much needed housing, and the Former Eastern Steamship would be needed mixed development.

e. Outcomes and Benefits of Reuse Strategy

Bath has contributed significant resources assessing and remediating many previous Brownfield properties in the downtown waterfront area along the Kennebec River so we know and recognize the benefits. These new Brownfield projects that will be redeveloped will ultimately diversify Bath's employers, provide further career opportunities to residents, and reduce our economic dependency on the number of jobs provided by BIW. The prospect of revitalizing and redeveloping properties within our target area has already interested several key landowners in the community. With a high tax rate and a low to moderate income population, the City would also benefit from redeveloped Brownfields sites contributing to the tax base. We expect that this program could help create dozens of new jobs and bring millions of dollars of taxable investment to our City. Much of Brownfield target area is part of a Federally designated Opportunity Zone and redevelopment of these sites will help spur economic growth, create jobs and increase our tax base within the Opportunity Zone. Sustainable redevelopment of our priority Brownfield sites will reduce suburban sprawl at the outskirts of our community and the expenses associated with extending sewer, water and other utility services into rural areas of Bath.

In addition to the economic benefits, our planned riverfront path passes by or through our three priority sites and 12 of our inventoried Brownfield sites (as well as five previously assessed Brownfield sites). Some

portions of the trail have been developed, but through this grant, we envision being able to add additional sections to this important piece of community greenspace. Redevelopment plans on sites selected in the Brownfield assessment process will also be encouraged to implement green building designs and energy efficient standards. The hotel constructed at the Praver Block Brownfield site utilized many green design components (ozone bleaching, saline swimming pool, high insulation windows, remote complete thermal room control, etc.) through our previous encouragement.

Every site's specific redevelopment plan will have equitable development principles integrated into it. Our Brownfield Assessment program, as shown from our past successful projects, will strive to include the existing community and not displace people or businesses. A perfect example is the subsidized housing at the Moses-Columbia Block site which was assessed using a previous assessment program and was cleaned up using a MCEDD Brownfield RLF Subgrant – not one tenant was displaced.

By assessing contaminated environmental media at the Brownfields sites, existing risks to human health and the environment will be identified. Cleaning up these contaminated properties will eliminate the risk of direct exposure of our residents, workers, and visitors to various contaminants of concern. Our high levels of asthma and blood lead levels in children will be reduced. In addition, assessing and ultimately cleaning up our riverfront Brownfields sites will assist in protecting the adjacent Kennebec River through eliminating the possibility of contaminants reaching the river via overland flow or migrating through the groundwater.

Since many of our Brownfield sites are eye sores and in substantial disrepair, the redevelopment will improve every citizen's quality of life, improve the appearance of our waterfront area and instill in people living in the neighborhoods more care toward property appearance.

f. Resources Needed for Site Reuse

Bath has had a very successful EPA Brownfield RLF program. Because of our past ability to make Brownfield clean-up loans, we had received two supplemental RLF awards. Our RLF provides program income which we have utilized for two Brownfield assessments and two small cleanups. Midcoast Council of Governments (MCOG) has a new FY2025 Brownfield RLF Program which we serve on its advisory board. Additionally, the MEDEP has a Brownfield RLF that receives supplemental funding each year. All participants in our Brownfield Assessment program will be made aware of these Brownfield RLF programs. Bath also works with the non-profit Bath Development Corporation to get Brownfields redeveloped. The Bath Development Corporation has a balance of \$244,000 which can be made available for redevelopment. Other programs that we have utilized in the past and will leverage include the State's CDBG program. In addition, we also have an established Tax Increment Finance district that encompasses nearly half of our target area. Our TIF district has a balance of approximately \$159,00 that is earmarked for economic development.

Bath can leverage additional funds to ensure the Brownfields Assessment process goals are successfully achieved. We have had great success with our previous Brownfields Assessment programs. An example success that highlights our leveraging acumen is the assessment, remediation, and redevelopment of the Praver Block Brownfield site. The blighted and contaminated property had an assessed value of \$821,900. This site was assessed throughout the City's Brownfields Assessment Program which allowed the demolition of the former industrial buildings through a \$160,000 Maine Investment Trust Fund grant. Remediation was then completed during site redevelopment which was paid through a developer loan of \$412,810 through our former Brownfield RLF Program. The developer contributed a private investment of over \$7 million in order to redevelop the site with a new hotel. After remediation and redevelopment, the property value now stands at \$13.4 million and has created 16 full-time jobs and 10 part-time jobs in our downtown! The City recognized the need for a downtown hotel for decades, and the Brownfields Program and leveraging made it happen. This type of economic development is envisioned for our new program as well.

g. Use of Existing Infrastructure

Bath desires to promote the sustainable reuse of our Brownfields sites with the goal of reducing sprawl at the outskirts of our community. Potential Brownfields Assessment projects will focus on redevelopment plans utilizing existing infrastructures wherever possible. Revitalizing many of the existing structures on Bath's Brownfield sites will also serve as a reminder of Bath's nautical and industrial heritage. Our three priority sites

and all of our 40 inventoried Brownfield sites are located in areas already serviced by public water and sewer, are accessible to adequate parking, and located on public transportation bus routes and sidewalks. Because Bath has a relatively small area, this infill reuse has been deemed necessary in our Comprehensive Plan.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

Bath is the county seat and only significantly urban area in Sagadahoc County. As a service center community, our budgets are stretched thin providing for the needs of our residents but also people from surrounding communities. Bath, known as the "City of Ships" has a proud heritage of shipbuilding; however, our economy is significantly dependent on our one remaining shipyard, BIW. BIW is one of the State's largest employers, making Bath host to one of the largest and most-skilled workforces in Maine, but many of the BIW workers travel from around the State or are only living in Bath temporarily. According to the Maine Department of Labor, BIW employs approximately 5,000 people, but this is just a fraction of the more than the 12,000 workers the company employed in 1989. Further reduction of competitive Naval contracts leaves BIW at risk for additional downsizing in the future. Not only do layoffs cause many of our residents join the ranks of the unemployed, it shifts more of the financial burden of operations and maintenance of wastewater and water utilities onto fewer individuals. As BIW downsizes in the future, additional support businesses end up closing their doors creating new Brownfields directly within our target area. Our plan is that by redeveloping priority Brownfield sites, new jobs will be created that will start to replace the massive job losses at BIW.

Although BIW remains Bath's largest employer, the City's median household income is next to the lowest in Sagadahoc County. The median household income for Bath is \$65,565 which is over **20 percent lower** than that of Sagadahoc County (\$82,080), **9 percent lower** than the State of Maine (\$71,773), and **17 percent lower** than the nation (\$78,538).¹ In addition, the individual poverty rate for Bath is **over double the poverty rate** for the rest of Sagadahoc County and correspondingly much higher than state and federal values.¹ In addition to the drastic job losses at BIW, the 2010 closing of the Brunswick Naval Air Station (BNAS) is still impacting residents of the Midcoast region including Bath. The State Planning Office estimates that nearly 2,500 jobs and \$70 million dollars in earnings has been directly lost by the BNAS closing, with an additional 2,194 jobs and \$65.4 million in earnings lost indirectly.

The Brownfields in our community have had the effect of reducing business opportunities in our community, particularly in our target area, and reducing surrounding property values. The southern end of our target area is visually depressed but is also where a large portion of working-class residents live. Bath is also home to 32.7 percent of the total number of single-parent families in Sagadahoc County and 47.3 percent of the families with a single female householder. Bath residents, particularly renters, are also more likely to be burdened with high housing costs as a percentage of income. The rundown nature of the two neighborhoods near our target area contributes to these depressed economic indicators as rental properties in these areas tend to disproportionately attract lower income tenants. The City's waterfront is in serious financial need as well. Many riverfront areas consist of former shipyards and other abandoned or vacant contaminated sites. These properties have remained in poor condition due to their stigma and provide no jobs and very low tax revenue.

b. Health or Welfare of Sensitive Populations

Brownfield contaminants may exist in our soils and groundwater and be affecting the welfare of our residents, workers, and visitors. Although we are lucky that nearly our entire community is served by public water, these potential contaminants still represent an exposure risk through soil contact, ingestion and inhalation. Our target area is not only the densest area for Brownfields, it is also one of the densest areas for homes and where nearly all our residents pass through each day. One of the most prevalent contaminants found in our target area and at ALL our previously assessed Brownfield sites is lead. This is due to its widespread use in the shipbuilding industry as well as paints and coatings. This contaminant is expected at all of our priority sites and impacts the high percentage of sensitive populations (women and children) near these sites like no other contaminant with the potential of impacts for a lifetime. Volatilization of organic contaminants and subsequent vapor intrusion of

¹ V2025 American Community Survey 5-Year Estimates, census.gov

contaminants into homes and businesses is also a significant concern. Stormwater runoff of contaminants as well as groundwater contaminant plumes at Brownfield sites may and likely do end up in the Kennebec River. Our City is highly dependent on the Kennebec River, as it is both an important fishery for commercial and recreation. The closure of this important natural resource would devastate our region. Extreme weather conditions threaten to accelerate the impact of Brownfields to the river by eroding potentially impacted soils and mobilizing contaminants that ultimately end up in estuarine sediments and the food supply.

More than half of the 40 Brownfields sites identified within our community are located within a two-block distance from the Kennebec River and in a federally designated flood plain. According to 2020 Census, approximately 5.5 percent of Bath's population consists of minorities, with nearly all living within the target area and may be disproportionately impacted by these Brownfields sites. Many of the Brownfield sites located along the downtown riverfront areas of Bath represent a significant exposure risk to our residents, workers, and visitors to a variety of contaminants as mentioned above. A riverfront path has been planned, and select portions have been beautifully developed; however, the proposed pathway passes by or through 12 of our identified Brownfield sites. These Brownfield sites may be potential sources of impacts to the adjacent Kennebec River, and these abandoned properties visibly detract from Bath's beautiful waterfront area which has benefited through past Brownfield programs.

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

Bath has a limited health department, and largely relies on the Mid Coast Hospital and the State of Maine's Department of Health & Human Services (DHHS) for health monitoring assistance. In December 2007, the Maine DHHS prepared a district health profile for the Midcoast Maine region, which includes Bath. No more recent studies are known, but we expect the results to be very similar. Although this study is not specifically focused on our specific target area, this report documents several environmental health factors in the region, such as a propensity towards low birth weight among infants, as well as infant concentrations of lead in blood nearly 40 percent higher than State averages.² Elevated blood lead levels for our region is 1.9% for 1-Year Old Children which is 36% greater than the rest of the State of Maine and 20% higher than the national average¹. Also, the Midcoast region has the highest rate of asthma hospitalizations according to the Maine Center For Disease Control. While the old housing stock is partially to blame, the area's long industrial history (particularly in our target area) contribute to this trend. Bath has an industrial marine history which has adversely impacted soils, groundwater, and surface water bodies. These contaminants enter the food chain via ingestion (gardens grown in unhealthy soils, shellfish harvested from impacted sediments, or fish and lobster taken from impacted waters); inhalation (dust blown from a contaminated Brownfields site, or unhealthy air levels); adsorption (direct contact with contaminated media); or other methods. Women of child-bearing age are exposed to Brownfields sites in Bath on an almost daily basis, and sadly, many of these environmental contaminants are known to harm a developing baby or fetus. Fourteen of our previously assessed Brownfield Sites underwent remediation for lead as part of their redevelopment. Each of these instances, reduced exposures to lead and other contaminants in our community. We know the Brownfield program works and we will carry our experiences into our new grant.

d. Economically Impoverished/Disproportionately Impacted Populations

The population in our target area tends to consist of lower income families with younger children. Driving through the adjacent neighborhoods, the adverse impacts of a community in need and a corresponding loss of pride are visible in the lack of neighborhood upkeep. Purchase and subsequent investment in these neighborhoods are impeded due to the assumed presence and prevalent nature of the lead-impacted soils in our target area. Bath is above the 80th percentile nationally, and above the 90th percentile when compared to the State for the Environmental Indicator of Lead Paint. The City is working on these issues, but much more needs to be done. Two of the neighborhoods within our target area have over 200 low-income families with children. Bath is in the 78th percentile when compared to the State for the Demographic Indicator of Population Under 5 Years of Age. Both of these neighborhoods were surveyed by Bath and were found to have over 92% of the residents meeting the HUD's Section 8 income levels. Our community's poverty rate is double the rest of our

² Maine DHHS, District Health Profile for the Midcoast Region, December 2007

County, and household median income is nearly 20 percent lower than the either the County or National values. If demographic data was available solely for our target area, the comparisons would be even more extreme.

Community Engagement

e. Project Involvement

Bath’s Community Development Committee (CDC) has operated as our Brownfields Steering Committee and overseen our previous Brownfield Assessment and RLF programs. The Committee has discussed this proposal at recent monthly meetings. The CDC has existed since 1992; its twelve members represent a cross-section of residents and community organizations and are themselves a reflection of Bath’s community partnerships. An additional 40 or more informal “Friends” of CDC participate in meetings and receive mailings from the Economic & Community Development office. Our partner community-based organizations for this project are:

f. Project Partners & Roles

Partner Name	Mission	Point of contact	Specific role in the project
Kennebec Estuary Land Trust	Organization dedicated to the conservation and stewardship of land along the Kennebec River	Becky Kolak 207-442-8400 bkolak@kennebecestuary.org	KELT will serve on our CDC and help establish priorities and site selection and provide input on open space issues as sites get redeveloped.
Bath Housing Development Corporation	Housing development organization that works to address the community’s affordable housing needs	Deborah Keller 207-443-3116 dkeller@bathhousing.org	BHDC will serve on the CDC, assist the City establish priorities and site selection, and provide input relative to housing needs and demands as sites get redeveloped.
Sagadahoc Preservation, Inc.	A historic preservation organization focused on Sagadahoc County	Alicia Romac 207-443-2174 office@sagadahocpreservation.org	SPI will act as advisors to the Brownfield Program by providing historical information for sites entered into the program.
Main Street Bath	Organization involved in promoting Bath as a destination and in preserving our historical character	Amanda McDaniel 207-442-7291 director@visitbath.com	Main Street Bath will serve on the CDC, assist the City establish priorities and site selection, and provide public outreach support.

g. Incorporating Community Input

The City’s CDC is active in the site selection process and is continuously reaching out to citizens to both inform and involve them in our work. CDC monthly meetings are open to the public. Bath has consistently used door-to-door discussions as means of meeting and communicating with residents in targeted community development neighborhoods and will include this type of outreach when reaching the public, abutters and owners targeted for involvement in the new Brownfields Assessment program. The City has continued discussions with the owners of potential Brownfield properties and shared results of our previous Brownfields Assessment work. Our previous outreach efforts have led to several additional property owners in the area contacting us for more information on this proposal in the hopes of being included in this program.

In previous assessment grants, we held public informational meetings as well as design charettes which were widely attended (we had over 50 people attend each of our recent Stinson Canning Brownfield site charettes!). We are proud of our outreach efforts and our involved public. Community involvement is part of our assessment of each site in our proposal. These meetings will review the Brownfields assessment process, as well as results from the specific sites assessed. Public comments will be solicited verbally and in writing, evaluated and responded. We will maintain a record of the public comments and changes.

From day one, citizens of Bath will be kept informed of activities and status updates relating to the Brownfield Assessment Program through outreach methods so that all interested citizens can be informed. These will include the Bath Community TV channel, social media announcements (Facebook and Instagram), press releases and newspaper stories, legal ads, the City’s website, and other public notices.

All public meetings will take place in a facility that is handicapped accessible and if a special need is identified, the meeting will be moved to a facility that accommodates that special need. Only 5.7 percent of Bath households speak a language other than English. To address the needs of these households, we will offer translated materials, reports and other information by request, and will advertise the availability of these materials on all flyers and posters in all identified local languages. The City launched their new website this fall that is ADA accessible and can be translated into multiple languages.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

<p>Task 1: Program Development and Support</p>
<p>a. Project Implementation: <u>EPA Funded Activities:</u> We will provide staff support to the Brownfield program, procure the services of a Qualified Environmental Professional (QEP), develop outreach materials and publicize our Brownfield assessment program, meet monthly with Bath CDC, reach out to stakeholders in our target area and the community, and attend the EPA Brownfield conferences. The City will also perform general day-to-day program management; and will be in frequent communication with interested parties, regulatory personnel, community officials and the public. Bath, with QEP assistance, will complete the required EPA reporting (quarterly reports, ACRES, WBE/MBE reporting, etc.). <u>Non-EPA grant resources needed to carry out task:</u> None</p>
<p>b. Anticipated Project Schedule: This will be an ongoing and continuous effort throughout the grant, starting with our initial hiring of our QEP (within 2 months), continuing with eligibility requests and quarterly reports and ending with our final closeout report (4 years).</p>
<p>c. Task Lead: The City will complete this task, with assistance from Bath CDC and selected QEP.</p>
<p>d. Outputs: Monthly CDC meeting minutes, 16 quarterly reports; continuous updates to ACRES; and 8 site eligibility requests</p>
<p>Task 2: Site Selection, Inventory Update and Community Engagement</p>
<p>a. Project Implementation: <u>EPA Funded Activities:</u> We will immediately select sites from our priority sites, and update and augment the prior Brownfields Inventory (completed through our FY2022 Assessment Program). Sites will be ranked based on perceived environmental concerns, potential for economic development, proximity to existing infrastructure, and other criteria with the highest rated sites being selected for the program. With CDC and QEP help, we will hold 3 public meetings to solicit site data and educate local officials and citizens about the Brownfields process. We will also update and distribute outreach materials (such as Site nomination forms, informational and outreach brochures, and general informational packets). Public hearings and information sessions (in-person and/or virtual) will be held, and at least one public meeting will be conducted for each assessed site. City participation is currently and will continue to be enhanced through the televising and web-streaming of Council meetings, monthly CDC meetings, website and social media announcements, public notices in the local newspapers, and press releases. <u>Non-EPA grant resources needed to carry out task:</u> Community partners will be used to help advertise public meetings and solicit input from our member communities.</p>
<p>b. Anticipated Project Schedule: This will be concentrated within our first 3 months after selecting our QEP but will continue in a reduced fashion through the grant. We anticipate selecting our priority sites immediately and will have two additional sites within the first 3 months.</p>
<p>c. Task Lead: Applicant and CDC lead with QEP input on ranking and assistance with public outreach.</p>
<p>d. Outputs: Updated inventory, program informational brochure, public meeting presentations and Q&A's, and updated webpage</p>
<p>Task 3: Conduct Phase I and Phase II ESAs</p>
<p>a. Project Implementation: <u>EPA Funded Activities:</u> A Phase I ESA will be conducted for each site selected and eligible for the assessment process. Phase I ESAs will be completed in accordance with the current ASTM E1527 and All Appropriate Inquiry (AAI) standards, and will include at least one site reconnaissance visit, a</p>

review of regulatory agency records, research of historical site use, and a written report for each site. The reports will summarize the recognized environmental conditions identified for each site and may recommend follow-up investigations. A Phase II ESAs will be conducted on sites, as needed, to determine if contamination exists, and if so, to what extent. Phase II ESAs will be conducted in accordance with ASTM E1903 and may include soil, groundwater, soil gas, and building materials investigations. Prior to conducting any Phase II ESA activities, site-specific QAPP addenda will be prepared by our QEP for each site for USEPA and DEP review and approval. Site owners, municipal staff, and the general public will be kept informed of all ongoing activities.

Non-EPA grant resources needed to carry out task: None.

b. Anticipated Project Schedule: ESAs will be completed throughout the four-year grant cycle. We anticipate we will complete our first Phase I ESA within 3 months of receiving grant funds. A Phase I ESA takes approximately 3-4 weeks to complete, SSQAPPs take approximately 2 weeks to prepare and have a 30-day MEDEP and EPA review period, and Phase II ESAs and reporting often take 6-8 weeks or more depending on scope of work, although these schedules can be expedited if needed.

c. Task Lead: The QEP will lead this task, with assistance by the City, MEDEP and EPA.

d. Outputs: 8 Phase I ESAs, 8 SSQAPPs, 8 Phase II ESAs (with integrated hazardous building material inventories, as appropriate).

Task 4: ABCA/RAP and Reuse Plan

a. Project Implementation:

EPA Funded Activities: The results of Phase II ESAs will be used to develop an Analysis of Brownfields Cleanup Alternatives (ABCA). We have assumed ABCAs will be completed for six of the assessed sites. The ABCA will include an alternative analysis for potential remedial actions at the site. Remedial alternatives will be evaluated based on cost, feasibility, and effectiveness in protecting human health and the environment. As part of the ABCA, a Remedial Action Plan (RAP) will be developed for each site specific to the reuse scenario(s). Identified contaminant levels will be evaluated to determine if the levels exceed the risk-based cleanup goals set by the MEDEP's Remedial Action Guidelines for Sites Contaminated with Hazardous Substances. The City anticipates that each site will be submitted to the MEDEP's Voluntary Response Action Program (VRAP). At least one public meeting will be held to discuss the results of the ABCAs for each selected site. For select sites, Reuse Planning may be completed (we have assumed 1 site). This will be important for sites with public space components that will be publicly owned, or that will impact a larger area such as the Former Eastern Steamship site. The Reuse Planning will include community design charettes to solicit feedback and ideas from the public for site reuse.

Non-EPA grant resources needed to carry out task: None.

b. Anticipated Project Schedule: ABCA/RAPs will be completed within 1-2 months of finalizing the Phase II ESA report. The public meeting/design charette will be held after the draft ABCA/RAP is complete, but before it is finalized.

c. Task Lead: The QEP will lead this task, with assistance by the City, CDC, MEDEP and EPA.

d. Outputs: Outputs include up to 6 ABCA/RAPs; one Reuse Plan with public meeting/design charette (and associated outreach/presentation materials).

e. Cost Estimates

Task 1: Program Development and Support: This task has been estimated to cost \$21,000 over the four-year project period, which includes \$8,000 for City personnel (160 hours at \$50/hour) and \$7,000 of QEP to assist the City with program development, eligibility determination forms, and required reporting. QEP costs are based on costs from previous assessment grants. Also included in this task is the cost for two City staff to attend two EPA Brownfield Conventions with an estimated total travel costs of \$6,000 (\$700 for each person's air fare, \$500 for hotel per person per convention and \$300 total per diem per person per convention).

Task 2: Site Selection, Inventory Update and Community Engagement: This task has been estimated to cost approximately \$14,000. The costs associated with this task consist of City personnel (120 hours at \$50/hour) and the contractual cost (\$8,000) to our selected QEP for assistance.

Task 3: Conduct Phase I & II ESAs: We anticipate completing a total of eight Phase I ESAs (at QEP cost of \$5,000 each). We also anticipate completing a total of eight Phase II ESAs (at QEP cost of \$43,000 per site). City personnel are estimated at 30 hours per site assessed at \$50/hour to coordinate access, conduct site visits, review the reports and interact with property owners and regulatory personnel.

Task 4: ABCA and Remedial Action Plan/Reuse Plan: The results of Phase II ESAs will be used to develop an ABCA/RAP for six of the sites (at QEP cost of \$5,000 per site). We anticipate completing Reuse Planning for one site (QEP cost of \$30,000). The costs associated with this task consist of City personnel (20 hours per site per ABCA at \$50/hour and 60 hours at \$50/hour for facilitating and participating in the Reuse Plan).

Budget Categories		Project Tasks				Admin Costs	Total
		Task 1	Task 2	Task 3	Task 4		
Direct Costs	Personnel	8,000	6,000	12,000	9,000		35,000
	Fringe Benefits						
	Travel	6,000					6,000
	Equipment						
	Supplies						
	Contractual	7,000	8,000	384,000	60,000		459,000
	Other						
Total Direct Costs		21,000	14,000	396,000	69,000		500,000
Indirect Costs							
Total Budget		21,000	14,000	396,000	69,000		500,000

f. Measuring Environmental Results

Quarterly reports will continue to be used as a means for tracking and measuring progress towards achieving expected outputs and outcomes. The City will track the progress of the program through timely submittals of quarterly status reports to the EPA as well as individual property profiles through the ACRES database. Specific outputs of the assessment work will be Phase I ESA reports, SSQAPPs, Phase II ESAs, ABCA/RAPs, and Reuse Plans. Additional outputs will be meeting minutes for our monthly CDC meetings, and meeting minutes from public meetings. Our completion of prepared environmental reports will document the assessment progress at each site and will also be outputs of our program. We will track the reports internally and make sure that each is distributed to our stakeholders for comments before finalizing. Sites selected to participate in the Brownfield assessment program will be entered into the MEDEP VRAP.

Our expected outcomes are to return assessed Brownfield sites and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality. Remediating the Brownfield sites will minimize exposures at the sites and adjacent properties and, just as importantly, impacts to the Kennebec River. As demonstrated by our past successes, additional expected outcomes of completing Brownfields site assessment and eventual remediation will be new job creation and increased tax base accompanying revitalization and redevelopment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity, Structure and Description of Key Staff

Our Director of Economic and Community Development, Misty Parker, will serve as the program manager for this program and be advised by the CDC. Ms. Parker has over fifteen years of experience managing community programs with the past two years at Bath managing our previous FY2022 Brownfields Assessment and RLF programs, and is currently managing grants from over eight State and Federal programs. Ms. Parker will also be assisted by Ms. Jenn Curtis, Bath's Director of Planning and Development who has over ten years in state and municipal program development and administration. The City is currently managing numerous federal and state grant programs including a \$2,300,000 USDA Rural Development Wastewater Grant, a \$740,000 CDBG Housing Assistance Grant, \$100,000 Bath Housing Improvement Revolving Loan Program, and \$275,000 CDBG Downtown Revitalization Grant. All of these grants, have both been completed in a timely manner as well as meeting or exceeding the desired outcomes.

Bath has established stringent management protocols, systems and oversight for grants. Both procurement and payment systems are formal and structured. Financial systems and reporting are supervised by Ms. Juli Millett, Director of Finance. Other City Offices that will participate and provide advisory services include: the City Manager, the Codes Enforcement Officer (also the City's Health Officer), the Planning Office, and the Finance Office. To ensure all assessments are performed in accordance with EPA standards, the City plans to retain a QEP who is familiar with EPA and MEDEP protocols and will assist in the required reporting.

d. Additional Resources

The City intends to contract with an experienced Brownfields QEP to assist with community outreach and EPA reporting, and complete the assessment activities of this grant. The City routinely creates requests for proposals and qualifications and conducts competitive procurements to obtain appropriate resources for proposed projects. For each of our previous Brownfield Grants, the QEP was selected through open and fair competition and that existing process will be followed for this grant. All City projects are publicly bid and advertised. In addition, Bath and its selected QEP will work with MEDEP and EPA Region 1 Project Officers to help design, and oversee the successful completion of the proposed assessment program. Other City staff who will likely assist with the Brownfield Program include the Planning Department, and Finance Department. The City also has partnered with the MCOG (Bath is on the board of directors), which has a new Brownfield RLF. MCOG offers a variety of services to its member municipalities, including assistance with economic development planning and grant administration.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

Accomplishments: Bath has received seven previous Brownfields Grants, the three most-recent are: FY2022 Brownfield Assessment Grant (\$500,000) – all funds were expended, FY2014 Brownfield Assessment Grant (\$400,000) – all hazardous substance funds were expended and 70% of petroleum funds expended; and FY2009 ARRA Petroleum-Only Brownfield Assessment Grant (\$200,000) all funds were expended.

Through the FY2022 Assessment Grant, 10 Brownfield Sites were assessed including the former Bath Housing Authority offices where a \$6 million dollar investment is being completed to construct new residential housing in our downtown, a former sardine cannery (Stinson Canning) where a \$15 million mixed use redevelopment (housing, marine use, and electric boat facility) is now underway, three multi-family apartment buildings, a former garage on a 10-acre vacant lot that is being planned for solar redevelopment, and a 9.8 acre parcel of land being planned for housing and open space.

Through the FY2014 Assessment Grant, 10 Brownfield Sites were assessed including a former coal gasification plant (the Coal Pocket) where a \$6 million dollar investment is being completed to construct 48 units of new residential housing in our downtown, a former car wash (137 Leeman Highway) which is now the site of a coffee shop (a \$600,000 investment and creation of two jobs), a former middle school (E.L. Huse School) that is now 59-units of affordable housing (\$10,500,000 leveraged investment and creation of three jobs). Seven other properties were assessed including a former bulk oil facility, a historic apartment building, a former rail yard, a commercial building, two condemned houses and a church.

In FY2009, we received \$200,000 of ARRA funding for Petroleum Assessments. With this funding, we assessed a 10-acre former bulk oil facility located between one of our working-class neighborhoods and our elementary school, two gas station properties (the M.W. Sewall Clipper Mart and the Latium Properties), and the M.W. Sewall office building (a former oil drumming facility). The bulk plant site is in the final stages of remediation and reuse planning with ongoing meetings occurring with potential developers. The M.W. Sewall Clipper Mart and the office building were transferred to new owners and are now operating. Remediation activities were completed at Latium Properties in 2011 and the property was purchased by a developer in 2013.

Compliance with Grant Requirements: Throughout all of Bath's various Brownfields grants, quarterly reports and ACRES updates have been submitted on time and in accordance with all submittal requirements. Likewise, all annual financial statements have been properly submitted. No submittal or tracking issues have been identified for these Brownfields cooperative agreements. All of our prior Brownfield programs (assessment and RLF) have been completed in accordance with our approved work plans, schedule and terms and conditions.

ATTACHMENT A

Threshold Criteria for Assessment Grants

City of Bath, Maine

EPA FY2026 Community-Wide Brownfields Assessment Grant Proposal

Threshold Criteria for Assessment Grant

1. Applicant Eligibility

- a. The City of Bath, Maine is a municipality eligible to apply for Brownfields Assessment funding from the U.S. Environmental Protection Agency (EPA) Brownfields Grant Program.
- b. The City of Bath is tax exempt as a municipal form of government not through section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The City of Bath has a very active community and will hold three public meetings during the course of the grant period. The meetings will be either in-person with virtual call in capability. We will advertise these meetings through advertisements in the local newspaper (the Times Record), on the City's website, during City Council meetings, and with fliers distributed and available at City Hall.

We will communicate the progress of our Brownfield Assessment program to citizens through regular status updates to the City Council which will be available on the City's website and via our community television channel; through the City's Community Development Committee (which will act as our advisory board) which will hold monthly meetings that are open to the public and have meeting minutes for the meetings posted on our website; and will prepare press releases, legal ads, and other public notices, as appropriate. Bath also intends to solicit local news coverage of public meetings and Brownfield events, such as public outreach and education meetings, and redevelopment/reuse planning charettes. Most of our community speaks English (over 94%), but we will provide interpreters and/or language translations and accommodate any special needs, as needed.

3. Expenditure of Assessment Grant Funds

The City of Bath affirms that has disbursed at least 70% of its current U.S. EPA Brownfield assessment grant and is eligible for re-application. The City has expended 100% of its current assessment grant and is in the process of completing the necessary closeout paperwork. A copy the report from ASAP showing the drawn down grant is attached.

4. Named Contractors and Subrecipients

The City of Bath has not named contractors of subrecipients for this grant.