



**Narrative Information Sheet  
FY2026 U.S. EPA Brownfield Cleanup Grant Application  
Our Katahdin Paper Machine 11 Buildings  
Former Great Northern Paper Company, Millinocket, Maine**

1. Applicant Identification: Our Katahdin  
245 Aroostook Avenue  
Millinocket, Maine 04462
2. Website URL: [www.ourkatahdin.com](http://www.ourkatahdin.com)
3. Funding Requested
  - a. Grant Type: Single Site Cleanup
  - b. Federal Funds Requested: \$4,000,000
4. Location
  - a. City: Millinocket
  - b. County: Penobscot County
  - c. State: Maine
5. Property Information: Paper Machine 11 Buildings - Former Great Northern Paper Company, 1 Katahdin Avenue, Millinocket, Maine 04462
6. Contacts:
  - a. Project Director: Steve Sanders, Director of Mill Site Redevelopment, Our Katahdin, 245 Aroostook Avenue, Millinocket, Maine 04462; [steve@ourkatahdin.com](mailto:steve@ourkatahdin.com); (207) 447-1788
  - b. Chief Executive/Highest Ranking Official: Sean DeWitt, President, Our Katahdin, 245 Aroostook Avenue, Millinocket, Maine 04462; [sean@ourkatahdin.com](mailto:sean@ourkatahdin.com); (917) 705-4669
7. Population: The cleanup project is located in the Town of Millinocket, which has a population of 4,114 (2022 American Community Survey. [Census.gov](https://www.census.gov)).

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	2 & 6
The priority site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; and whether a secured resource is identified in the Narrative and substantiated in the attached documentation.	3
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).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 4
The reuse of the proposed site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2, 3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Releasing Copies of Applications: NA

10. Letter from State DEP Acknowledging Our Katahdin’s Application: Attached

# **ATTACHMENT A**

**Maine Department of Environmental Protection-Letter of Acknowledgement  
Documentation of Secured Commitments of Leveraged Resources**

**Our Katahdin - Paper Machine 11 Buildings  
Former Great Northern Paper Company, Millinocket, Maine  
FY2026 U.S. EPA Brownfield Cleanup Grant Proposal**



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM  
COMMISSIONER

December 16, 2025

Our Katahdin  
Attn: Sean DeWitt  
P.O. Box 293  
Millinocket, ME 04462

Dear Sean DeWitt:

The Maine Department of Environmental Protection (Department) acknowledges that Our Katahdin plans to conduct the cleanup of a brownfield site and is applying for an FY26 Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

Our Katahdin has developed an application requesting site-specific federal Brownfields Cleanup funding for the Paper Machine 11 Buildings site located at 1 Katahdin Avenue, Millinocket, Maine.

The Department affirms that:

- i. Our Katahdin has requested State oversight for the site;
- ii. The site is eligible to be overseen by a State program or office; and
- iii. Based upon the environmental site assessments performed to date and information provided by the applicant, the State oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin.

For any questions regarding this letter, please contact Chris Redmond at 207-215-8597.

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 Brownfields Challenges and Description of Target Area

Our Katahdin (OK) is a non-profit organization that serves the Town of Millinocket, a small town with a population of 4,114<sup>1</sup> which is located in the shadow of Mount Katahdin at the terminus of the Appalachian Trail in northern Maine. *The Town of Millinocket contains the 1,400-acre former Great Northern Paper Company (GNP) mill site, which was once the heart and lifeblood of the community.* The blighted, vacant industrial properties throughout our community point to economic decline and potential environmental hazards. As a result, these sprawling brownfields discourage businesses and residents from relocating to Millinocket, despite the town's proximity to some of the most stunning natural scenery and outdoor recreation opportunities in the northeast.

***The GNP Site, the adjacent residential areas, and the Paper Machine 11 Buildings are the Target Area of this Cleanup Grant Application.*** Visitors to the once-vibrant Target Area are now confronted with distress, blight, and neglect at the GNP Site. Many of Millinocket's inhabitants, including members of its elderly, low-income, unemployed and disabled sensitive populations, live near the Paper Machine 11 Buildings (the Subject Site of this cleanup grant application), located on the western portion of the GNP site.

The GNP mill was constructed in 1901 and quickly became the world's largest paper mill. In the 1960s and 1970s, at its peak, the mill employed more than 2,000 people. Global competition and lack of investment led to mill down-sizing and layoffs starting in the 1990s, which was followed by the devastating closure of the GNP mill in 2008. The GNP closure, and the loss of over 2,000 jobs in one small, isolated region devastated the local economy. Unemployment spiked in the wake of the closure, causing massive workforce flight and abandonment of industrial, commercial and residential properties; a significant number of these other properties are now also brownfields. Since 1980, Millinocket lost more than 45% of its population, partially due to the mill closure<sup>2</sup>. The majority of people who left were technical and skilled laborers, families with young children, or people of child-bearing age. In 2022, it was estimated that 61% of Millinocket's residents were age 45 or older<sup>1</sup> and 34.4% of the population is >65 years old<sup>1</sup>. A lack of jobs and opportunities has prevented displaced people from returning to the area, and an outmigration of our young population left behind an aging generation struggling to adapt and reinvent themselves in a dwindling economy. Unemployment in the area remains high at 6.5%<sup>2</sup> and the median household income in Millinocket (\$42,936) is approximately 60% of the median household income in Maine (\$71,773)<sup>2</sup>, 24.8% of our residences live in poverty<sup>1</sup>. Our community's health is impacted by higher prevalence of asthma and cancer.

#### b. Description of Proposed Brownfield Site(s)

Since its closure, the GNP site has been scrapped and partially demolished, and is a neglected, distressed, 1,400-acre blight in dire need of cleanup. A 2019 Phase I ESA identified 13 Areas of Concern (AOCs) ranging from site-wide AOCs (1,400-acre) to areas encompassing 50-acre portions of the GNP site. OK has been assessing and cleaning up these AOCs to ready the site for redevelopment. A Hazardous Building Materials Inventory (HBMI) completed at the Site through a U.S. EPA Targeted Brownfields Assessment (TBA) identified: asbestos-containing materials (ACM) which represent an exposure risk during building redevelopment or demolition; lead-based paint (LBP); and universal and hazardous wastes including fluorescent bulbs and ballasts, mercury-containing thermostats, and other items. The HBMI also identified the presence of hazardous levels of mold in the buildings. This grant will clean up these important buildings of their contamination to restore this area of the site to productive reuse (proposed modern fabrication facility or for on-site aquaculture expansion) that will be the catalyst for development and generate jobs.

The Paper Machine 11 Buildings (+200,000 sqft) have been vacant and abandoned since the mill closed in 2008, and have deteriorated under long winters, leading to increased human exposure to the COCs. If not cleaned up soon, these buildings and their supporting infrastructure will deteriorate to the point where the COCs will be subject to erosion by wind and water and

---

<sup>1</sup> 2019-2023 American Community Survey. Census.gov

<sup>2</sup> "Census of Population and Housing". Census.gov

Our Katahdin - Paper Machine 11 Buildings—Former Great Northern Paper Company, Millinocket, Maine will represent a significant risk to the health of possible visitors, maintenance workers, commercial site tenants and the surrounding community.

### **Revitalization of the Target Area**

#### **c. Reuse Strategy and Alignment with Revitalization Plans**

OK was formed help the Town of Millinocket with reuse and revitalization planning of brownfields and other vacant and underutilized properties, with the mission of bringing jobs back to the area through investment in Millinocket’s core infrastructure, including sustainable reuse of the Paper Machine 11 Buildings and the GNP site. OK acquired and is redeveloping the GNP site into One North. OK has prepared a “Business and Development Plan” that outlines strategies comparable to Defense Base Closure and Realignment Act (BRAC) Sites, which go through similar closure processes and are often turned into industrial parks. OK’s goal for One North is to provide utility resources to the next generation of forest products, information technology, aquaculture, and manufacturing at industrial scale and competitive rates. Remediation and abatement of the Paper Machine 11 Buildings will make way for a modern manufacturing facility that will adaptively reuse these buildings and capitalize on the Site’s proximity to rail, affordable hydro and solar power and other industrial infrastructure.

The Paper Machine 11 Buildings are not located in a federally protected floodplain; however, OK’s Business and Development Plan incorporates reuse goals which are suitable and appropriate for areas of the Site which are protected (wetlands).

OK partnered with Innovative Natural Resources (INRS) and participated in their Mill Development Modeling research to identify how the GNP site could be redeveloped into a multi-tenant industrial park, utilizing the sites’ assets in an economically sustainable manner. *OK also works/collaborates with the Penobscot Indian Nation to improve the social and economic conditions of the Native American tribes in Maine. The tribe supports this project, and we anticipate them benefiting from the jobs created at the Site.*

Millinocket and the nearby towns of East Millinocket and Medway have combined their Comprehensive Plans. This new plan highlights the former GNP Site as a priority area to focus economic development opportunities, and has developed tax incentives, TIFs, and payment in lieu of taxes (PILT) to incentivize redevelopment at the GNP Site. OK and the Town of Millinocket have formed a private-public partnership and created an Economic Redevelopment Committee to provide guidance to the GNP redevelopment and to develop long-term reuse and revitalization goals. The community has been solicited for input and involved in this process (open/public meetings). The Town is also identified as being part of the Pine Tree Development Zone Program, which offers a reduction in taxes if jobs are created. Millinocket has been working hand in hand with OK to redevelop the Site; they have assisted OK in resource development and tenant support. OK’s redevelopment of the Paper Machine 11 Buildings is directly in-line with the goals of the Town’s (and Katahdin Region’s) overall comprehensive plans.

#### **d. Outcomes and Benefits of the Reuse Strategy**

Performing environmental cleanup of the Paper Machine 11 Buildings will be an important step in a multi-phased process to redevelop the overall GNP Site. The end result will be a self-sustaining industrial campus with 10-15 new businesses and 300-500 new job opportunities. Cleanup of the Paper Machine 11 Buildings is a vital step in the overall reuse and revitalization plan for the GNP site. This cleanup will build on prior EPA Cleanup grants, redevelopment planning for the Site and other public and private investments. Reuse for the Paper Machine 11 Buildings includes redevelopment of the site as a proposed modern industrial fabrication facility or for on-site aquaculture expansion that will support adaptive reuse of the +200,000 square foot building complex. *Upon completion of the Site cleanup activities, OK anticipates redevelopment of the Paper Machine 11 Buildings to occur immediately with an estimated private investment of \$350,000,000 in a new facility that will create 50-75 good paying jobs with benefits.*

Remediating this area and taking steps towards overall mill site redevelopment will have immediate direct and positive impacts to public welfare, health, reduce impacts of extreme weather, and the environment; and will stimulate the economy, replace jobs that were lost with the mill closing, expand the tax base, increase property values, reduce blight, improve community morale, incentivize neighborhood investment, and prevent further displacement of residents. Repurposing the Paper Machine 11 Buildings will allow for the revitalization of existing utility

Our Katahdin - Paper Machine 11 Buildings–Former Great Northern Paper Company, Millinocket, Maine infrastructure, with improved stormwater management, thereby reducing impacts of extreme weather events and natural disasters.

The Millinocket community meets the criteria as a disadvantaged community and was designated as a “Opportunity Zone”. It is a population of low income, elderly residents who have been disproportionately impacted by high unemployment, environmental impacts from the mill, and substandard housing. *This cleanup project and redevelopment will utilize hydroelectric and solar power generated in the Target Area at the GNP site as well as access existing freight rail.* Wetlands and flood zones do not exist in the vicinity of the Paper Machine 11 Buildings, but future development of the GNP site will preserve wetlands located across the site. Reuse of the Paper Machine 11 Buildings will be a bellwether that promotes prosperity and further commercial, residential, and industrial revitalization in the Target Area.

#### **Strategy for Leveraging Resources**

##### **e. Resources Needed for Site Characterization**

In October 2022, OK received a \$350,000 EPA Site Specific Brownfields Assessment Grant for the GNP site. These funds along with U.S. EPA’s TBA funds have been utilized to conduct assessments of the Paper Machine 11 Buildings and environmental due diligence in support of the proposed complex reuse. If needed, the project will utilize MEDEP 128a funds, or Eastern Maine Development Corporation Assessment funds who are supportive of this project.

##### **f. Resources Needed for Site Remediation**

**OK has created a public/private partnership to complete this cleanup/redevelopment estimated to be \$350M.** If additional funding for remediation is needed, as a nonprofit, OK will be eligible for funding through the Maine Department of Environmental Protection and the Maine Department of Economic and Community Development’s (DECD) Brownfields Grant Programs. **To date DECD has committed over \$3.5M in grant/loan for projects at the GNP site and is committed to providing funding for this cleanup project. Eastern Maine Development Corporation also has an RLF with good potential for making substantial contribution (\$1M or more). Without EPA’s \$4M grant this project will not happen. OK is confident that with EPA’s \$4M, we can complete this cleanup or raise any remaining funding required.**

In October 2020 and 2022, OK received \$350,000 EPA Site Specific Assessment Grants for the GNP site, a \$500,000 Cleanup Grant for the former GNP Administration Building, and in 2021 a \$500,000 Cleanup Grant for the GNP Research Building. In October 2022, OK received a \$500,000 Cleanup Grant for the former GNP Engineering Building. In October of 2023, OK received a \$1.5M Cleanup Grant for the former No. 6 Fuel Oil Tank Farm and Rail Corridor on the GNP site. In October of 2024, OK received a \$5M Cleanup Grant to ready the former Wastewater Plant Treatment Lagoons for development of as a salmon aquaculture facility. OK was awarded a FY2025 \$4M Cleanup for the former Roll Storage Building.

##### **g. Resources Needed for Site Reuse**

**The proposed developers of the Paper Machine 11 Buildings estimate their investment to repurpose the site to be \$350M of private capital (refer to letters of support).** In September 2018, OK received a \$5.3M federal grant from the U.S. Economic Development Agency (EDA) to remediate/build infrastructure at the GNP Site. Additionally, OK has *already received* a \$450,000 loan from Millinocket, a \$259,446 grant from the Maine Rural Development Authority, and a \$200,000 grant from the Northern Border Regional Commission. OK also has firm leveraging commitments from the following: \$10,000 grant funding from the Maine Community Foundation to support the engineering and planning of the Millinocket industrial site; \$114,774 from the Elmina B. Sewall Foundation via sub-grant from the Nature Conservancy for community outreach and engagement; and \$150,000 in federal grant funding from the Northern Borders Regional Commission for fiber optic broadband infrastructure. Documentation for these funding sources is included in ***Attachment A***. This money has been earmarked for infrastructure, utility, and telecommunication improvements which are necessary to attract and secure tenants. ***The leveraged funds described above will support the redevelopment of the Paper Machine 11 Buildings however, none of these improvements can be completed if the buildings for which they serve are delapidated, full of hazardous materials, and unsafe for human occupancy. Until the hazardous building materials are abated, no redevelopment or renovation of the buildings can occur.***

OK is engaged with development teams focused on reusing the Paper Machine 11 Buildings, as well as other portions of the GNP site. OK has been applying and will continue to apply for grants and foundation funding to assist development efforts at the GNP Site.

#### **h. Use of Existing Infrastructure**

The Target Area maintains significant infrastructure which will be reused and revitalized as a cost savings to the overall redevelopment project. Electricity: Hydroelectric and solar power is generated in the Target Area that has 3 substations, 2 transmission right of ways, and transformers. Water: The Site has two large intakes for process water which will allow OK to provide competitively priced water to new development. Wastewater: The Target Area is located in close proximity to the municipal wastewater treatment plant which will allow OK to provide competitively priced wastewater treatment to the new development. Rail: The Target Area and the Site are located in close proximity to freight rail which will be a significant asset to the project once redeveloped. Data: The Site has direct access to high-speed broadband. *No other key infrastructure needs are anticipated for the redevelopment of the site.*

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

#### **a. The Community’s Need for Funding**

Due to the small population of the Target Area (4,114<sup>1</sup>) and existence of economically impoverished sensitive populations, OK cannot provide the funding needed to remediate the priority site, which is the first step in successful redevelopment of the long-vacant GNP mill. When GNP began down-sizing and eventually closed its doors, over 2,000 people lost their jobs and unemployment rates spiked. Technical, good-paying jobs have not returned to the region, and unemployment in the Katahdin Region remains high at 6.2% (Maine unemployment rate is 3.3% and USA is 4.2%<sup>3</sup>). The Millinocket school budget has been cut by \$1.7 million in the last 4 years. The class size has declined from 185 in the early 1990s to 35 students in 2022.<sup>4,5</sup>

The median household income in Millinocket is \$42,936, approximately 60% of the state of Maine median household income \$71,773<sup>3</sup>. The closure of the paper mill resulted in a further loss of more than \$2 million in municipal taxes. The economic hardships resulting from the mill closure continue, and Millinocket’s 2016 valuation, \$176 million, represents a decrease of about \$35 million from the previous year. This devaluation was caused in part by the demolition of buildings at the GNP site. The town also lost \$32.5 million in personal property valuation with the removal of equipment from the GNP mill site<sup>6</sup>. These economic hardships have made it impossible for the Town to fund environmental and cleanup projects, or to address the blight and vacant downtown buildings using municipal funds.

Because the Town is unable to fund environmental cleanup/assessment activities, responsibility falls on individuals, business owners, and non-profit groups. OK has taken the monumental task of redeveloping the 1,400-acre GNP Site, which will only be possible through assistance from governmental and non-governmental agencies. This Brownfields grant is crucial to the reuse of the Paper Machine 11 Buildings, as the environmental cleanup is the impetus for area reinvestment and development, job creation, and an increase in the Town’s tax base, and will serve to protect the health and welfare of our most sensitive citizens.

#### **b. Health or Welfare of Sensitive Populations**

High unemployment rates have caused migration of young adults, professionals, and talented laborers who are forced to move elsewhere to find jobs. Since 1970, Millinocket has lost more than 45% of its population (the majority of which are younger individuals), leaving 61% of its current residents as being age 45 or older. In Millinocket, the median age is 57.7 with people over 65 making up over 34%<sup>7</sup>. The older population requires increasingly high service costs and provides the Town with a diminishing tax base. *This is compounded by the fact that 22% of the population is affected by a disability (compared to 15.8% in Maine); and 34% of the elderly population over 65 is affected by a disability.* Our low income, unemployed, disabled adult population with less than a high school education is also disproportionately high (~75<sup>th</sup> percentile

<sup>3</sup> 2019-2023 American Community Survey. Census.gov.

<sup>4</sup> <https://www.pressherald.com/2014/08/17/how-much-further-can-millinocket-fall/>

<sup>5</sup> <https://www.publicschoolreview.com/maine/millinocket-public-schools/2308280-school-district>

<sup>6</sup> <https://bangordailynews.com/2015/09/03/news/penobsco/millinocket-property-tax-rate-rises-as-valuation-plummets/>

<sup>7</sup> 2019-2023 American Community Survey 5-year estimates

Our Katahdin - Paper Machine 11 Buildings–Former Great Northern Paper Company, Millinocket, Maine in the region<sup>7</sup>). In tract 300, 36% of residents are in a sensitive age category of 65 and older compared to 17% nationwide, and persons with disabilities make up 43% of the population which is nearly quadruple that of the nation<sup>7</sup>. Additionally, a quarter of the population in Millinocket live below the poverty line, and 23% of households receive food stamps/SNAP in tract 300<sup>7</sup>. Low-income residents in particular, pay a disproportionate share of their income toward healthcare; adding potential exposure to environmental contaminants to their healthcare concerns is overly burdensome to one of the Town’s most sensitive populations.

This cleanup funding is essential to the reuse and redevelopment of the Paper Machine 11 Buildings and GNP site, and the overall revitalization of the Target Area. A project of this scope will create community pride, reinvestment, and good-paying jobs (both at the Site, and through economic development of support businesses). Reinvestment in the community will lead to improvements to infrastructure, the housing stock, and downtown area, ultimately improving the health and welfare of those sensitive populations who live and work in the Target Area.

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

Asbestos is prevalent inside and in the roofing materials of the Paper Machine 11 Buildings and many abandoned and dilapidated buildings in the Target Area. Asbestos contributes to respiratory ailments such as *asthma, lung cancer and asbestosis*. Maine is situated in the nation’s “tail-pipe,” where the Jet Stream deposits smog, smoke, and ozone; this, combined with asbestos in our Target Area, is in part why Maine has the highest asthma rate in New England. According to the Maine and U.S. CDC, 12.8% of adults in this region and 13.8% of the adults in tract 300 containing the site suffer from asthma compared to 10.6% nationwide. Asthma Emergency Department Visits for Millinocket were 111 per 10,000, ranking 20<sup>th</sup> out of 721 towns and cities in the state (Maine Tracking Network). Poor air quality in the Target Area is compounded by large quantities of particulates, nitrogen dioxide, sulfur dioxide, and carbon monoxide which were historically emitted from the GNP smoke stacks during paper manufacturing<sup>8</sup>. Maine also continues to have the highest age-adjusted cancer incidence and mortality rates in the U.S. The Maine CDC estimates the rate of cancer incidences in Penobscot County is 537 per 100,000 people, which is 15% higher than the cancer rate nationwide (469 incidences per 100,000 people), and U.S. CDC data shows a cancer rate of 12.8% in tract 300 compared to 9% nationwide. The proposed cleanup of the Paper Machine 11 Buildings will reduce these health threats to our community by removing asbestos, LBP, and mold and will reduce the additional respiratory threats posed to our Target Area.

**d. Economically Impoverished/Disproportionately Impacted Populations**

Census Tract 300 where Millinocket is located is identified as disadvantaged. The area’s past industrial and governmental operating policies have caused a cycle of disinvestment and poverty and created negative environmental consequences. The median household income in Millinocket is \$42,936, significantly lower than the State’s median household income (\$71,773), and a staggering 25% of the population lives in poverty<sup>9</sup>. Options for former mill workers are sparse, and because the average age of workers is nearly 60, for many, going back to school or retraining is not realistic. The Target Area is left with relatively no job opportunity, poor access to health care, no public transportation, and a diminished population. These impacts have disproportionately impacted low-income families and aging populations.

Our underserved community live in substandard housing, characterized by hazardous building materials such as lead paint and asbestos. The Target Area has some of the oldest housing stock in the United States. In the USA, 41% of occupied housing was constructed before 1970 (when lead paint was still widely used); in Millinocket, that number skyrockets (lead paint indicator 74 percentile nationally). *This means 3 of 4 individuals in Millinocket, many of whom are elderly, disabled, and low-income, are living in homes which may be contaminated with lead and asbestos and poor indoor air quality*, which may contribute to asthma and cancer rates. Our Target Area has an aging population and have less than a high school education, and the lead paint indicators are in the 90-95<sup>th</sup> percentile when compared to the State and the US. The Target Area’s revitalization, supported by brownfield assessment, cleanup, and redevelopment, will bring jobs and people back to the Katahdin region, spurring economic development and

<sup>8</sup> U.S. EPA National Emissions Inventory. EPA.gov

<sup>9</sup> 2022 American Community Survey. Census.gov

Our Katahdin - Paper Machine 11 Buildings–Former Great Northern Paper Company, Millinocket, Maine improvement of health care services, opportunities, and amenities. These services will benefit individuals and businesses who were impacted, displaced, and marginalized by the historic mill closure. This cleanup will alleviate the disproportionate impacts of environmental pollution left behind by legacy contamination of the mill.

**Community Engagement**

**e. & f. Project Roles**

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

OK and Millinocket have formed a private-public partnership and created an Economic Redevelopment Committee to support the Paper Machine 11 Buildings cleanup and redevelopment of the GNP site. The Town has also provided support through participation in community outreach (use of Town Office for public meetings) and use of Town resources (public works, police department, facilities). The following local organizations and project stakeholders will provide meaningful support and guidance with cleanup planning for the site:

<b>Organization</b>	<b>Entity’s Mission</b>	<b>Point of Contact</b>	<b>Specific Role in the Project</b>
Katahdin Area Chamber of Commerce	To be a leadership organization that will enhance the development of business and commerce in the Katahdin Region.	Katy Patten <a href="mailto:members@katahdinmaine.com">members@katahdinmaine.com</a> 207-723-4443	This business entity has more than 100 members and will provide support with future grant applications, attending meetings, visioning, marketing, and be part of the BCAC.
The Nature Conservancy	To conserve the lands and waters on which all life depends.	Alexandre Mas <a href="mailto:amas@tnc.org">amas@tnc.org</a> 207-607-4819	TNC will provide grants, will help convene community-based organizations, and will deliver in-kind/cash support.
Eastern Maine Development Corporation	Leading Eastern Maine to a strong economic future which fosters public-private relationships and leverages resources.	Lee Umphrey <a href="mailto:lumphrey@emdc.org">lumphrey@emdc.org</a> 207-942-6389	EMDC will be part of the BCAC and has managed Brownfields Grants and will assist with community outreach and education and may provide funding from their Brownfields programs.
Penobscot Indian Nation	The Nation protects its people, culture, and lands, fostering prosperity and opportunities while preserving values for future generations.	Michael Burgess, J.D. <a href="mailto:mburgess@penobscotnation.org">mburgess@penobscotnation.org</a> 207-881-3333	The Penobscot Indian Nation supports the project and will provide input on the cleanup of the Site. Their tribal lands are located close to the site.

**g. Incorporating Community Input**

OK is built on community engagement; having hosted extensive community outreach efforts to date, with resolute focus to continue these efforts as part of subsequent phases of work at the Site. OK will implement an aggressive, multipronged plan for involving the target community and stakeholders in the planning and implementation of this project, as well as soliciting input (public meetings/questionnaires), and responding to questions/concerns in a meaningful way (in public meetings/text/website posts). The local community, project partners, and residents will be encouraged to provide feedback through social media outlets, via OK and Town websites, and in person at public meetings at the OK office (located in downtown Millinocket). This community engagement platform will be utilized to mobilize volunteers to support this project, solicit feedback, and support the cleanup/reuse of the Paper Machine 11 Buildings.

Project updates will be publicized in local and state-wide newspapers, on the Town’s website, and on OK’s website and social media outlets. OK will create informational flyers, handouts, and project summary documentation, and will distribute paper versions of these documents in key locations throughout town to include our sensitive populations (elderly and low-income individuals) who may not have internet access. Hard copies of project documents and reports will be available at the Town office and OK office for review. Public meetings will be handicapped accessible. OK will also accommodate those who speak languages other than English and/or may have hearing/reading impairments (such as the elderly and the disabled), by translating documents, providing translators, and providing access to videotelephony and online chat services through a cloud-based, software platform (e.g. video communications) as a means for community engagement and teleconferencing.

### 3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

#### a. Proposed Cleanup Plan

Based on previous EPA-funded assessments, a cleanup plan has been developed which includes removal and abatement of asbestos containing materials, universal waste, and mold-impacted building materials. Lead-based paint will be abated/stabilized to facilitate interior demolition. Hazardous building materials left in place will be managed under an Operation & Maintenance program, which will require periodic surveillance of encapsulated materials and outline best work practices during future renovation/disturbance. Abatement will be conducted utilizing standard techniques and will be implemented in a short time frame so that this property can return to economic vitality. OK will utilize a MEDEP-licensed Asbestos Abatement Contractor to remove and dispose of identified ACM pursuant to MEDEP Chapter 425 regulations. Identified universal waste items will be properly removed and recycled or disposed. Mold impacts will be addressed by removing localized areas of apparent water damage/microbial growth during cleanout of interior demolition debris. Surfaces coated with LBP will be stabilized via scraping of loose, flaking, and chipping paint, and encapsulated beneath subsequent paint layers. U.S EPA and MEDEP have reviewed all reports/supporting documentation and have approved the Recommended Cleanup Alternative.

#### DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

#### 3.b. Project Implementation, 3.c. Anticipated Project Schedule, 3.d. Task/Activity Lead, & 3.e. Outputs

Task/Activity 1: Cooperative Agreement Oversight
<p><b>b. Project Implementation</b></p> <ul style="list-style-type: none"> <li>EPA-funded activities: OK will perform program development, organization, and support in accordance with the terms &amp; conditions of the Cooperative Agreement and will continue to work with our Brownfields Cleanup Advisory Committee (BCAC) that was created during OK’s prior Brownfield Cleanup Programs. The BCAC includes members of OK, the QEP, MEDEP, EPA, (technical advisors), and citizen/project stakeholders. Based on a competitive bid process (per 40 CFR 30), OK will develop a Request for Proposals, hold interviews, and select a QEP. One staff person will attend two National Brownfields Conferences. Quarterly reports and MBE/WBE reporting will be completed. ACRES will be maintained and updated.</li> <li>Non-EPA grant resources needed to carry out task/activity: None</li> </ul>
<p><b>c. Anticipated Project Schedule:</b> We anticipate the BCAC meetings will be held at regular intervals throughout the project. We anticipate a QEP will be selected within 1-2 months of funding. Quarterly and MBE/WBE reports will be submitted, and ACRES will be updated throughout the grant period.</p>
<p><b>d. Task/Activity Lead(s):</b> OK will oversee this task, with assistance from BCAC &amp; QEP.</p>
<p><b>e. Outputs:</b> A QEP will be selected; OK and the QEP will facilitate/attend up to three meetings with the BCAC; 16 quarterly reports will be prepared; MBE/WBE reporting will be conducted as needed; ACRES will be updated as needed.</p>
Task/Activity 2: Community Outreach & Engagement
<p><b>b. Project Implementation</b></p> <ul style="list-style-type: none"> <li>EPA-funded activities: The QEP will prepare a Community Involvement Plan for approval by the MEDEP and EPA. OK and the QEP will develop marketing materials; notify community members, adjacent landowners, and community organizations of cleanup schedules; advertise for public meeting through online and in-person methods; hold two public meetings to solicit input, educate, and update the community; and prepare public outreach materials. OK will provide outreach and communication to the public prior to undertaking the cleanup/abatement efforts, during remediation, and following remediation. We will have a public notification on the ABCA with public review/comment of the final.</li> <li>Non-EPA grant resources needed to carry out task/activity: Community partners will help advertise public meetings and solicit public input. Meetings may be held at the Millinocket Town Office or video conferencing.</li> </ul>

<p><b>c.</b> Anticipated Project Schedule: Community input will occur for the duration of the grant; the 1<sup>st</sup> public meeting will occur after the QEP has completed draft versions of the cleanup plans/specifications and the 2<sup>nd</sup> will be held as cleanup nears completion.</p>
<p><b>d.</b> Task/Activity Lead(s): OK will oversee this task, with assistance from BCAC/QEP/partners.</p>
<p><b>e.</b> Outputs: A Community Involvement Plan, outreach and educational materials (Brownfield 101 tri-fold brochure &amp; FAQ handout), public meeting advertisements, press releases and project update reports, educational materials to support a public meeting (presentations &amp; handouts). Notification, review, and implement comments on the final ABCA. At least two public meetings. One-on-one meetings with Site abutters, as needed.</p>
<p><b>Task/Activity 3: Site-Specific/Site Cleanup Activities</b></p>
<p><b>b.</b> Project Implementation</p> <ul style="list-style-type: none"> <li>• EPA-funded activities: Prior to start of construction, the QEP with OK will: prepare final cleanup/ abatement plans and specifications for review and approval by the EPA, MEDEP and OK; conduct a pre-bid site visit with contractors; and prepare a SSQAPP for confirmatory sampling. OK/QEP will review contractor bids and select a cleanup contractor. OK will be in communication with MEDEP and EPA throughout this phase of work. The selected cleanup contractor will perform remediation/abatement of hazardous materials onsite in accordance with state and federal regulations. MEDEP VRAP will issue a certificate of completion upon submission of a closure report.</li> <li>• Non-EPA grant resources needed to carry out task/activity: None</li> </ul>
<p><b>c.</b> Anticipated Project Schedule: The QEP will prepare project documents and cleanup design within 3-6 months of selection (winter 2027). We plan to start remediation/abatement/cleanup work in the summer/fall of 2027 and will complete all work within the grant period.</p>
<p><b>d.</b> Task/Activity Lead(s): The QEP will oversee this task, with assistance from OK.</p>
<p><b>e.</b> Outputs: Cleanup/Abatement Plans &amp; Specifications, bidding documents, SSQAPP. Abatement &amp; cleanup of the Paper Machine 11 Buildings in accordance with ABCA.</p>
<p><b>Task/Activity 4: Oversee Site Cleanup</b></p>
<p><b>b.</b> Project Implementation</p> <ul style="list-style-type: none"> <li>• EPA-funded activities: During cleanup/abatement activities (estimated duration 6-8 months with full time construction observation), the QEP will perform the following tasks: monitoring and oversight of construction; project reporting to ensure compliance with the plans, specifications, and requirements for regulatory closure; reviewing and approving pay requisitions and DBE/MBE documentation; final site walk-through to issue project completion; and collection of confirmatory samples as necessary. The QEP will also prepare a MEDEP VRAP closure report for approval by the EPA and MEDEP, will prepare necessary regulatory paperwork to obtain a VRAP Certificate of Closure, and grant closeout documentation. OK will assist with project oversight and will be in communication with MEDEP and EPA team members throughout this phase of work.</li> <li>• Non-EPA grant resources needed to carry out task/activity: None</li> </ul>
<p><b>c.</b> Anticipated Project Schedule: We plan to start cleanup activities in summer/fall 2027 and will prepare closure reports and documentation in spring 2027. We see no impediment to completing this work within the four-year grant period.</p>
<p><b>d.</b> Task/Activity Lead(s): The QEP will oversee this task, with assistance from OK.</p>
<p><b>e.</b> Outputs: Air clearance documentation, MEDEP VRAP Closure Report, VRAP Certificate of Closure, Grant Closeout documentation.</p>

**f. COST ESTIMATES**

Budget Categories		Project Tasks (\$)					
		CA Oversight	Community Outreach	Site Specific	Oversee Cleanup	Admin Costs	Total
Direct Costs	Personnel	\$15,000	\$15,000	\$25,000	\$50,000	\$0	<b>\$105,000</b>
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
	Travel	\$5,500	\$0	\$0	\$0	\$0	<b>\$5,500</b>
	Equipment	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
	Supplies	\$0	\$500	\$0	\$1,000	\$0	<b>\$1,500</b>
	Contractual	\$4,500	\$10,000	\$125,000	\$200,000	\$0	<b>\$339,500</b>
	Construction			\$3,548,500		\$0	<b>\$3,548,500</b>
	Other	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
Total Direct Costs		\$25,000	\$25,500	\$3,698,500	\$251,000	\$0	\$4,000,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		<b>\$25,000</b>	<b>\$25,500</b>	<b>\$3,698,500</b>	<b>\$251,000</b>	<b>\$0</b>	<b>\$4,000,000</b>

Task 1 - Cooperative Agreement Oversight: This task includes OK’s time for program development, organization, and support (220 hours @ \$50/hour = \$11,000); up to three meetings with the BCAC (60 hours @ \$50/hour = \$3,000); preparing bidding documents for QEP selection and interviewing/contracting with the QEP (20 hours @ \$50/hour = \$1,000); and for travel to the National Brownfields Conference for one staff – two conferences (\$5,500 air/bus fare, lodging, and registration). QEP time associated with this task is estimated at \$4,500, which includes attendance at three BCAC meetings and programmatic support.

Task 2 - Community Outreach and Engagement: Costs under this task include OK staff (300 hours at \$50/hour = \$15,000) and QEP personnel time (estimated at \$10,000) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community. Outputs include up to two public meetings and preparation of public outreach deliverables (\$500 in supplies, advertising, production of flyers, etc.) to provide status and outcomes.

Task 3 - Site Specific Activities: OK’s outputs for this task include review of QEP documents and work plans, and communication with the MEDEP and EPA (500 hours at \$50/hour = \$25,000). Total QEP costs are estimated at \$125,000; outputs include Cleanup/Abatement Plans and Specifications (\$97,000), bidding documentation/bidding phase services (\$10,000), SSQAPP (\$10,500), coordination/communication with the MEDEP and EPA (\$7,500).

Construction/contractual estimates were provided by professionals with national experience and include abatement of hazardous building materials, mold, and universal waste (\$3,548,500). Total abatement/cleanup costs to be funded through this grant are estimated to be \$4,000,000; contractor outputs including QEP costs, and removal/disposal of asbestos, lead-based paint, and mold.

Task 4 - Oversee Site Cleanup: Includes OK time for oversight during cleanup/abatement activities (1,000 hours at \$50/hour = \$50,000) and supplies (\$1,000, advertising for public meetings, production of presentation materials). QEP outputs will include overseeing construction, cleanup, abatement activities and coordination with MEDEP (\$200,000), to include: collection and laboratory analysis of confirmatory samples (\$25,000), a VRAP closure report (\$10,000), grant closeout documentation and reporting (\$7,000), presenting at public meetings and BCAC meetings (\$9,000).

**g. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS**

OK will track and evaluate progress through high quality, detailed quarterly reports outlining the project’s progress in achieving outputs in accordance with the workplan; and through frequent updating of the ACRES database (tasks complete/money spent/progress). OK will be in regular communication with the QEP, MEDEP and EPA through BCAC Meetings, cleanup meetings, and

Our Katahdin - Paper Machine 11 Buildings–Former Great Northern Paper Company, Millinocket, Maine telephone calls to ensure the project stays on schedule, on budget, and there are no impediments in achieving the project outputs identified above in a timely manner.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **PROGRAMMATIC CAPABILITY**

##### **4.a. Organizational Structure & 4.b. Description of Key Staff**

OK consists of industry experts with experience executing large scale projects, community engagement, marketing and social media, construction and contract management, risk management, cost control and environmental stewardship. This Brownfield Cleanup project will be completed in a timely, cost-efficient, and effective manner.

**Steve Sanders**, Director of Mill Site Redevelopment, is our Project Director and will have direct oversight of the management of this program. Steve obtained a Bachelor of Science in Physics from Boston College in 1993. He is responsible for leading OK’s Brownfields Cleanup Grants as well as their prior Site Specific Brownfields Assessment Grant. Steve will be assisted by **Michele McInnis**. Michele leads OK’s Administration and Coordination. She will be in contact with the public and Target Area neighbors and will be instrumental in the public outreach/education portions of the process. OK’s President and Board Member **Sean DeWitt** who currently works as a Director at the World Resources Institute will assist with the project. Sean holds a BSc in engineering from Purdue University and an MSc in Development Finance from the University of London and graduated from Stearns High School in Millinocket in 1993. Sean managed over \$6 million in federal and non-federal loans as part of the GNP redevelopment.

##### **4.c. Acquiring Additional Resources**

OK will manage a competitive QEP procurement selection process in accordance with 40 CFR 30 through a Request for Proposals to solicit responses from qualified firms for oversight and engineering of the cleanup activities and to assist with community outreach and regulatory compliance. The project will be publicly bid and advertised via the newspaper, OK’s website, and the Town of Millinocket’s website. Cleanup contractors will be selected via a competitive bid process advertised in the same manner. OK will also seek the advice and support of the EPA and MEDEP staff for direction on programmatic requirements. OK and its selected QEP will liaison with the MEDEP to coordinate and oversee the completion of this cleanup. OK has routinely performed this type of procurement for cleanup and development projects. OK promotes strong labor practices, local hiring/procurement, and will link members of the community to potential employment opportunities for the cleanup and redevelopment related to the proposed project in a meaningful and equitable way.

##### **PAST PERFORMANCE AND ACCOMPLISHMENTS**

##### **4. d. Currently Has or Previously Received an EPA Brownfields Grant**

**(1) Accomplishments** - OK is currently working on executing the FY2024 \$5M brownfields cleanup of the former GNP wastewater treatment lagoons on the eastern portion of the GNP site. The final phase of cleanup is scheduled for completion during the 2026 construction season. This cleanup is readying the lagoons for the construction of a \$325M aquaculture project. OK completed/closed out a \$500,000 FY2020 Cleanup grant for Administration Building and a \$500,000 FY2021 Cleanup of the Research Building which includes removal and abatement of asbestos, lead-based paint, and universal/hazardous waste. Accomplishments are shown in ACRES and represent an estimated 37-acres of cleanup at the completion of these grants.

**(2) Compliance with Grant Requirements** - OK has always submitted quarterly reports and ACRES updates on time and in accordance with all submittal requirements. All annual financial statements have been properly submitted. No submittal or tracking issues have been identified for any brownfields cooperative agreements. OK underwent a Single Audit for FY2024. All audit findings have been resolved. Our Brownfield programs are being completed in accordance with our approved work plans, schedules and terms & conditions. All funds will be utilized during their periods of performance.

# **ATTACHMENT B**

## **Threshold Criteria for Cleanup Grants**

**Our Katahdin – Paper Machine 11 Buildings  
Former Great Northern Paper Company, Millinocket, Maine  
FY2026 U.S. EPA Brownfield Cleanup Grant Proposal**

**Attachment B: Threshold Criteria**

FY2026 U.S. EPA Brownfield Cleanup Grant Application

Our Katahdin Paper Machine 11 Buildings – Former GNP Site, Millinocket, Maine

**III.B. Threshold Criteria for Cleanup Grants**

**1. Applicant Eligibility**

- a. Our Katahdin is a non-profit organization and maintains tax-exempt status under section 501(c)(3) of the Internal Revenue Code and therefore is eligible to apply for Brownfields Cleanup funding from the U.S. Environmental Protection Agency (EPA). Documentation of tax-exempt status is included as *Attachment C* to the Narrative.
- b. Our Katahdin is not exempt from Federal taxation under section 501(c)(4) of the IRC.

**2. Previously Awarded Cleanup Grants**

Our Katahdin affirms that the proposed Paper Machine 11 Buildings site has not previously received funding from a U.S. EPA Brownfields Cleanup Grant.

**3. Expenditure of Existing Multipurpose Grant Funds**

Our Katahdin affirms that it does not have an open EPA Brownfields Multipurpose Grant. Our Katahdin has not previously received a U.S. EPA Brownfields Multipurpose Grant.

**4. Site Ownership**

Our Katahdin affirms: that it is the sole owner of the Site that is subject to this U.S. EPA Brownfields Cleanup Grant (Paper Machine 11 Buildings at the Former Great Northern Paper [GNP] Company Site, located at 1 Katahdin Avenue in Millinocket, Maine); that the property was obtained prior to October 28, 2020 (obtained via deed conveyance on November 24, 2019); and that Our Katahdin will maintain sole ownership of the property until the grant services are completed and the grant is closed out.

**5. Basic Site Information**

- a) Site Name: Paper Machine 11 Buildings - Former Great Northern Paper Company
- b) Site Address: 1 Katahdin Ave., Millinocket, ME 04462

**6. Status and History of Contamination at the Site**

- a) Type of Contamination: Hazardous Substances
- b) Operational History and Current Use(s) of the Site: The Paper Machine 11 Buildings are a portion of, and located within, the former Great Northern Paper (GNP) Millinocket paper mill complex. Paper Machine 11 and the supporting building complex were constructed in the early 1970s as part of the Paper Machine 11 building complex. The buildings are partitioned into numerous rooms that were utilized for paper manufacturing, warehouses, rail and semi-truck loading/unloading purposes. The Paper Machine 11 Buildings were the heartbeat of the mill towards the end of its operation and were utilized to produce paper.

**Attachment B: Threshold Criteria**

FY2026 U.S. EPA Brownfield Cleanup Grant Application

Our Katahdin Paper Machine 11 Buildings – Former GNP Site, Millinocket, Maine

The buildings have been vacant and unused since mill closure in 2008. The buildings have been failing due to long/harsh northern Maine winters.

- c) Known Environmental Concerns: On November 20, 2019, Ransom Consulting, LLC (Ransom) completed a Phase I Environmental Site Assessment (ESA) for the entire 1,400-acre GNP Millinocket Mill complex (which included the Paper Machine 11 Buildings) on behalf of Our Katahdin, as part of a Maine Department of Environmental Protection (MEDEP) Brownfields Assessment Grant. This ESA identified numerous Recognized Environmental Conditions at the Site pertaining to the presence of hazardous building materials in the Paper Machine 11 Buildings. A Hazardous Building Materials Inventory (HBMI) completed at the Site through a U.S. EPA Targeted Brownfields Assessment (TBA) identified: asbestos-containing materials (ACM) which represent an exposure risk during building redevelopment or demolition; lead-based paint (LBP); and universal and hazardous wastes including fluorescent bulbs and ballasts, mercury-containing thermostats, and other items. The HBMI also identified the presence of hazardous levels of mold in the buildings.
- d) How the Site(s) Became Contaminated / Nature and Extent of Contamination: At the time of the Paper Machine 11 Buildings construction (and during subsequent renovations and improvements), asbestos-containing building materials, lead-based paint, and other hazardous building materials were widely used in residential and commercial buildings. The use of these materials was considered acceptable practice.

The HBMI that was conducted using U.S. EPA TBA funds identified ACM which has the potential to pose an exposure risk to future site occupants and/or visitors, in the case of disturbance of ACM during building redevelopment or demolition activities. The materials that were positive for asbestos (concentrations equal to or greater than 1%) included: windows, wall panels, pipe insulation, fittings, roofing and associated mastic. Our Katahdin proposes to abate asbestos for offsite disposal utilizing the proper site controls, worker protection, and waste disposal methods. Lead-based paint was also identified throughout the Paper Machine 11 Buildings; these components included walls, ceilings, floors, window and door components, piping/heating components, and building structural members. Handling of components coated with lead-containing paint at any concentration requires compliance with the Occupational Safety and Health Administration (OSHA) lead standard (Lead in Construction, 29 CFR 1926.62). The buildings also contain universal wastes which may require special handling prior to future renovation or demolition activities, including fluorescent bulbs, fluorescent light fixture ballasts, thermostats, electronic devices, fire extinguishers, and various containers of maintenance materials. The previous assessments also identified mold growth.

**7. Brownfield Site Definition**

The Site meets the definition of a Brownfield under CERCLA 101 (39) and is eligible for Brownfields Grant funding. Our Katahdin affirms that the Site is:

**Attachment B: Threshold Criteria**

FY2026 U.S. EPA Brownfield Cleanup Grant Application

Our Katahdin Paper Machine 11 Buildings – Former GNP Site, Millinocket, Maine

- (a) Not listed or proposed for listing on the National Priorities List;
- (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered to by parties under CERCLA; and
- (c) Not subject to the jurisdiction, custody, or control of the United States government.

**8. Environmental Assessment Required for Cleanup Grant Applications**

On March 2, 2018, Nobis completed a Targeted Brownfield Assessment for the U.S. EPA under contract No. EP-S1-06-03, Task Order No. 0108-SI-BZ-0100. This report presents the results of the Hazardous Materials Building Survey conducted at the Paper Machine 11 Buildings and met the requirements for a Phase II environmental site assessment report. As part of this assessment, Nobis performed a Hazardous Materials Building Survey to identify and quantify hazardous and/or regulated building materials within the Paper Machine 11 Buildings.

On November 20, 2019, Ransom completed a Phase I ESA in accordance with ASTM E1527-13 for the entire 1,400-acre GNP Millinocket Mill complex (which included the Paper Machine 11 Buildings) on behalf of Our Katahdin, as part of a MEDEP Brownfields Assessment Grant.

**9. Site Characterization**

A copy of a letter from MEDEP Bureau of Remediation and Waste Management is included as an *Attachment to the Narrative Information Sheet*, which i) affirms the site is eligible to be enrolled in MEDEP’s Voluntary Response Action Program (VRAP); ii) the site is currently enrolled in MEDEP’s VRAP; and iii) a sufficient level of site characterization from the environmental assessments performed to date has been completed for the remediation work to begin on the site.

**10. Enforcement or Other Actions**

Our Katahdin affirms that there are no ongoing or anticipated environmental enforcement or other actions related to the Site. Furthermore, Our Katahdin affirms that they are not aware of any ongoing or anticipated environmental enforcement or other actions related to the site for contamination or hazardous substances at the site, including liens.

**11. Sites Requiring a Property-Specific Determination**

Our Katahdin affirms that a property-specific eligibility determination is not required for the Site.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

The Site is contaminated with hazardous substances, as such, Our Katahdin is responding to all items under Section (a).

**a. Property Ownership Eligibility – Hazardous Substance Sites**

**Attachment B: Threshold Criteria**

FY2026 U.S. EPA Brownfield Cleanup Grant Application

Our Katahdin Paper Machine 11 Buildings – Former GNP Site, Millinocket, Maine

- i. **EXEMPTIONS TO CERCLA LIABILITY – N/A**
- ii. **PROPERTY IS PUBLICLY OWNED AND WAS ACQUIRED PRIOR TO JANUARY 11, 2002 – N/A**
- iii. **LANDOWNER PROTECTIONS FROM CERCLA LIABILITY**

**(1) Bona Fide Prospective Purchaser (BFPP) Liability Protection**

(a) Information on the Property Acquisition

- (i) How you acquired ownership: Our Katahdin acquired the property via deed conveyance from GNP West Inc.
- (ii) Date you acquired the property: November 24, 2019
- (iii) Nature of Ownership: Fee Simple Title
- (iv) Name and identity of the party from whom you acquired ownership: GNP West Inc., a Delaware C-corporation that was acquired by Our Katahdin in January 2017 from the former owner, Cate Street Capital.
- (v) Familial, contractual, corporate, or financial relationships or affiliations with prior owners or operators: Our Katahdin is the sole shareholder in the former deed holder, GNP West Inc. Our Katahdin has no familial, contractual, corporate, or financial relationships or affiliations with prior owners or operators of GNP West Inc.

(b) Pre-Purchase Inquiry

- (i) Site assessments performed – Type of assessment, date of assessment, and the entity for which they were performed: Ransom prepared a Phase I ESA on behalf of Our Katahdin and MEDEP for the entire 1,400-acre GNP Millinocket Mill complex (which includes the Paper Machine 11 Buildings) on November 20, 2019. The Ransom Phase I ESAs were performed in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments, and the Standards for Conducting All Appropriate Inquiry (AAI) under the United States Code of Federal Regulations (CFR), Title 40, Part 312. On March 2, 2018, Nobis completed a Phase II/HBMI Targeted Brownfield Assessment for the U.S. EPA under contract No. EP-S1-06-03, Task Order No. 0108-SI-BZ-0100.
- (ii) Qualifications of firm performing assessments: Ransom is an engineering and consulting firm located in Portland, Maine, with over 30 years of professional experience conducting U.S. EPA and privately-funded Brownfields Assessments. In the past 15 years, the Ransom team has worked successfully on nearly 200 U.S. EPA-funded Brownfield sites in New England.
- (iii) Ransom’s Phase I ESA, dated November 20, 2019, was completed within 180 days prior to Our Katahdin’s acquisition of the property.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal: According to historic records, the Paper Machine 11 Buildings were constructed in the 1970s. The contaminants of concern in the form of asbestos and lead based paint occurred during

**Attachment B: Threshold Criteria**

FY2026 U.S. EPA Brownfield Cleanup Grant Application

Our Katahdin Paper Machine 11 Buildings – Former GNP Site, Millinocket, Maine

mill operation. The mill and the use of the Paper Machine 11 Buildings ceased operation in 2008 prior to Our Katahdin’s ownership. Hazardous building materials originated at the time of construction, maintenance, and/or repairs by previous owners. All disposal of hazardous substances at the site occurred prior to Our Katahdin acquiring the property on November 24, 2019. Our Katahdin has not caused or contributed to any release of hazardous substances at the site. We affirm that we have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

- (d) Post-Acquisition Uses: Since property acquisition on November 24, 2019, Our Katahdin has maintained and secured the Paper Machine 11 Buildings. This area of the Site is currently vacant and unused and has been vacant/unused since our acquisition.
  
- (e) Continuing Obligations: Since acquiring ownership of the property on November 24, 2019, Our Katahdin has demonstrated appropriate care and taken reasonable steps in addressing the identified on-Site contamination to (i) stop any continuing releases; (ii) prevent any threatened future release; and (iii) prevent or limit exposure to any previously released hazardous substance. No significant repairs, renovations, or modification to the site, resulting in a release of the hazardous building materials to the environment, has occurred, or is planned. Access to the property (security fence/locked buildings) is restricted and limited to authorized personnel only. Furthermore, the property and vicinity are routinely patrolled by the local police department.

Currently, and during proposed future developments at the site, Our Katahdin will (i) comply with land use restrictions and will not impede the effectiveness or integrity of any institutional controls; (ii) assist and cooperate with those performing cleanup and provide access to the site; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and (iv) provide all legally required notices.

**13. Cleanup Authority and Oversight Structure**

- a. Cleanup Oversight Plan: The site is already entered into the MEDEP VRAP. Our Katahdin will ensure that the cleanup of hazardous substances at the site will comply with applicable local, state, and federal laws and regulations, and that the cleanup actions will be protective of human health and the environment. Our Katahdin will competitively bid and retain a qualified environmental professional (QEP) in accordance with the competitive procurement provisions of 40 CFR Part 30 (for non-profit organizations). The QEP will work with Our Katahdin to design, prepare specifications and bidding documents, and oversee and document remediation activities at the site, as well as to assist with the interface between the Town of Millinocket, MEDEP, and U.S. EPA. The QEP will also assist with the competitive bid process for selecting an environmental cleanup contractor to perform the proposed cleanup actions. Our Katahdin will contract with the

**Attachment B: Threshold Criteria**

FY2026 U.S. EPA Brownfield Cleanup Grant Application

Our Katahdin Paper Machine 11 Buildings – Former GNP Site, Millinocket, Maine

selected QEP and environmental cleanup contractor prior to initiating cleanup activities.

- b. Access Plan for Adjacent or Neighboring Properties: Our Katahdin views the adjacent property owners as project stakeholders and cooperative partners in the proposed cleanup actions at the site. We will be in frequent communication with these property owners prior to and during cleanup activities. At this time, the proposed cleanup activities are limited to the site and are not anticipated to extend to adjacent properties. However, if the proposed cleanup or confirmatory sampling/monitoring requires access to the adjacent properties, a formal written access agreement will be obtained from the adjoining property owners, if necessary. Furthermore, the Town of Millinocket and the MEDEP have the regulatory authority to access adjacent properties for emergency situations.

**14. Community Notification**

Our Katahdin has fulfilled the community notification requirements for the site.

- a. Draft Analysis of Brownfields Cleanup Alternatives: An Analysis of Brownfields Cleanup Alternatives - Preliminary Evaluation (which includes a description of the site, contamination, and cleanup standards/laws; a description of cleanup alternatives evaluated; and a description of the proposed cleanup) was prepared prior to the public notice and public meeting. The draft ABCA and draft grant proposal were made available for public review on-line and at Our Katahdin offices during regular business hours. The public comment period closed at end of business day (5:00 pm) on January 23, 2026.
- b. Community Notification Ad: Our Katahdin published a community notification ad in the *Lincoln News* on January 8, 2026. This advertisement stated that a copy of the draft ABCA and draft grant proposal were available for public review and comment; provided instructions for commenting on these draft documents; identified the location where the draft documents were located for review; and presented the date and time of the public meeting.
- c. Public Meeting: Our Katahdin held a public meeting at 5:30 p.m. on January 14, 2026 using video conferencing. The purpose of the meeting was to discuss the draft grant proposal, draft ABCA (documents were posted on Our Katahdin’s website prior to the meeting) and consider public comments prior to submittal of this grant proposal.
- d. Submission of Community Notification Documents: The following items are included in ***Attachment D***:
  - 1) A copy of the draft ABCA-Preliminary Evaluation;
  - 2) A copy of the newspaper advertisement demonstrating notification to the public and solicitation for comments on the proposal;
  - 3) A summary of the questions/comments received, responses to the questions/comments, and applicable meeting notes from the public meeting (No Questions/Comments Received); and
  - 4) A sign-in sheet/video meeting photo of participants from the public meeting.

**Attachment B: Threshold Criteria**

FY2026 U.S. EPA Brownfield Cleanup Grant Application

Our Katahdin Paper Machine 11 Buildings – Former GNP Site, Millinocket, Maine

**15. Contractors and Named Subrecipients**

**Contractors.** N/A Our Katahdin has not procured a contractor to conduct work proposed in this application

**Named Subrecipients.** N/A no subrecipient has been named.