



Application Information Sheet
FY26 U.S. EPA Brownfield Cleanup Grant Application
RFA No.: EPA-I-OLEM-OBLR-25-07

1. Applicant Identification
 - a. Name: City of Auburn, Maine
 - b. Address: 60 Court Street, Auburn, ME 04210

2. Website URL

<https://www.auburnmaine.gov>

3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$4,000,000

4. Location

Auburn, Androscoggin County, Maine

5. Property Information
 - a. Name: Beal's Linen
 - b. Address: 7 Chestnut Street, Auburn, ME 04210

6. Contacts
 - a. Project Director

Katie Boss, Grants & Special Projects Manager
60 Court Street, Auburn, ME 04210
207-330-6601 x 1175
kboss@auburnmaine.gov

 - b. Chief Executive/Highest Ranking Elected Official

Jeff Harmon, Mayor
60 Court Street, Auburn, ME 04210
207-330-6601 x 1216
jharmon@auburnmaine.gov

7. Population

City of Auburn – 25,207 (Census, 2024)

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; 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 proposed site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	6
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2, 3, 6
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

Not applicable - no confidential business information (CBI) is included in this application.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Auburn, incorporated in 1869, is located along the banks of the Androscoggin River in south-central Maine and is known for its strong history of manufacturing, vibrant community, and natural beauty. Auburn became the shoe manufacturing center of Maine in the mid-19th century, drawing many immigrants from all parts of the world to work in the mills and factories powered by the falls on the Androscoggin and Little Androscoggin Rivers. This led to explosive population growth in the area. The industry reached its peak in the 1920s when 12 major factories employed 8,000 workers and produced 70,000 shoes daily, making Auburn the nation's fifth-largest shoe producer. Auburn experienced significant economic and population decline starting after World War II. Competition from shoe manufacturers abroad put pressure on Auburn's industry, forcing the closure of the city's shoe factories in the late 1950's. Closure of our once-proud industries had devastating effects to our City, including outmigration and urban decay due to the abandonment of our industrial properties and neighborhoods that supported them. Today, Auburn has a population of 25,200 (Census, V2024) making it the fifth largest municipality in Maine by population, and a land mass of 59.3 square miles. Auburn is part of the Lewiston-Auburn metropolitan area, which is the second-largest metropolitan area in Maine. Despite our relatively large population, the legacy of manufacturing decline, our community's need for public services, and other factors result in a challenging socioeconomic scenario. For example, the poverty rate in Auburn is high at 12.6% compared to Maine's poverty rate 10.6%, our average per capita income of \$48,531 is significantly lower than the US average of \$73,204, and our median household income of \$66,552, is less than Maine's median household income of \$71,773 and \$83,592 for the US (Census, 2023 & 2024). The target area of this grant is a downtown neighborhood of Auburn known as the "Chestnut Street Gully." This area has a particularly high population density and is a neighborhood where many of the community's lowest income residents live. In a dense residential neighborhood like this, brownfields exacerbate public health and environmental risks, and social and economic burdens – especially for already disadvantaged populations. The Chestnut Street Gully neighborhood is located along the dividing line between two Census Tracts (23001010300 & 23001010100). Residents in this area are in the 97th percentile nationally for low median income, 91st percentile for poverty, 93rd percentile for unemployment, and 23% of residents have not graduated high school. Other indicators, including projected flood risk; rates of asthma, heart disease, and low life expectancy all above the 90th percentile nationally; and high traffic proximity and volume, all emphasize the burden the community already faces. Our citizens demanded action, and the City created the Police Activities League (PAL) Center, located in the heart of Chestnut Street Gully, to reduce crime and offer a safe haven for our at-risk youth and sensitive populations. The community desires the site to be redeveloped into a playground to replace the former community playground that was removed to allow for construction of the new PAL Center building. Recreational opportunities in a safe environment are integral to the PAL Center's efforts to revitalize the Chestnut Street Gully neighborhood. Auburn is committed to creating a safe public play space that protects public health and creates a welcoming environment for the enjoyment of all Auburn residents and visitors – especially for our most at-risk youth in the Chestnut Street Gully. However, brownfields and environmental contamination have complicated our efforts to create this space. Funding through the FY26 EPA Brownfield Cleanup Grant program is required to make this project possible as the City and neighborhood are unable to cover the cost of remediation on their own.

1.b. Description of the Priority Brownfield Site(s): Beal's Linen, located at 7 Chestnut Street in the City of Auburn, Maine, is the Brownfields site for this Cleanup Grant application, and is a HUD-identified site. The site encompasses 0.6 acres and is identified by the City's Assessor's Office as Block 335 on Tax Map 250. The site is bordered by a dense mix of single-family homes, multi-family apartment buildings, and a 28-unit Low-Income Housing Tax Credit (LIHTC) development managed by Auburn Housing Authority. It is also located directly

adjacent to the PAL Center, which makes this property ideal both to serve the disadvantaged residents of the Chestnut Street Gully and to fulfill the mission of the PAL Center. The site is located in the “Traditional Downtown Neighborhood” zoning district and was occupied by two dry cleaners (Beal’s Linen and Malo Cleaners) from approximately 1950 to 1985. In 1986, the dry cleaner buildings were demolished, and the site was developed with a multi-unit residential apartment building in 1987. The City of Auburn acquired the property in January 2025 and used City funds to demolish the apartment building in March 2025. Concrete slab floors and foundations of the apartment building and asphalt-paved parking areas remain at the currently vacant site along with remnants (foundations, sewer trench and sump) of the former Beal’s Linen dry cleaning facility. From 2013 to 2025, several environmental investigations were conducted at the site through the Maine Department of Environmental Protection (MEDEP) municipal Brownfields assessment program. Results of these investigations identified chlorinated volatile organic compounds (CVOCs) and petroleum in soil, groundwater, and soil vapor due to releases during historical dry-cleaning operations. The Beal’s Linen site currently presents an exposure risk to our City workers, the disadvantaged population that lives and plays in the Chestnut Street Gully area, and at-risk youth and volunteers at the PAL Center. This site also creates blight impacting property values and is a risk to the water quality of Gully Brook, which is culverted beneath the adjoining property. This FY2026 Cleanup Grant would provide the ability to address contamination at the Site and allow for cleanup and confirmatory sampling. The proper cleanup of this Site is crucial to help the future redevelopment goals of this community; to improve the neighborhood and remove blight and create a youth-centered space that positively impacts the lives of children and their families in Auburn. That potential cannot be realized until the required cleanup work is completed, which can only be accomplished through the awarding of this grant.

Revitalization of the Target Area

1.c. Reuse Strategy and Alignment with Revitalization Plans: The Auburn Police Department established the PAL Center at the northeastern adjoining property to the Beal’s Linen site to provide positive, horizon-broadening experiences for at-risk youth in our City. The PAL Center is a non-profit entity, separate from the City of Auburn; they provide educational and athletic activities for kids after school and during the summer, not to mention positive interaction with police officers. The redevelopment plan for the Beal’s Linen site is to create a public playground space for recreational activities, that is handicap accessible, to compliment vital community services at the neighboring PAL Center. This Cleanup grant will support Auburn’s Downtown Revitalization Plan (adopted in 2021) and respond to the community-generated goal from focus groups held in 2025 as part of community outreach and engagement for Auburn’s 2026 Comprehensive Plan. The meaningful partnerships with community members who participated in these focus groups identified the need to create more recreational activities for our at-risk youth, which perfectly aligns with the reuse strategy for the site and

1.d. Outcomes and Benefits of the Reuse Strategy: Cleanup and redevelopment of the Beal’s Linen site will remove blight in a disadvantaged neighborhood, eliminate the neighborhood’s exposure to contaminated soil and groundwater at the site, and will provide investment and increased community pride in a neighborhood in need of support. Ensuring that school-aged children have access to safe spaces where they can be meaningfully engaged during the hours after school reduces the likelihood that they will fall to other behaviors that lead to the high arrest rates this community saw prior to the establishment of the PAL Center. In conjunction with the cleanup/redevelopment, stormwater management and controls will also be implemented at the site to protect the infrastructure and manage increased frequencies and intensities of storms due to predicted extreme weather events in the future.

Strategy for Leveraging Resources

1.e. Resources Needed for Site Characterization: Phase I ESAs were completed for the Site in 2014, 2023, and 2024; Phase II ESAs were completed from 2013 to 2025. These previous investigations completed through the MEDEP municipal Brownfields assessment program are the basis of the proposed cleanup plan, which limits

human exposure to contaminated soils and groundwater; is protective of human health and the environment; supports onsite redevelopment; and improves the resilience of the Site to climate change. We anticipate no additional assessment funding is needed to proceed with cleanup activities. However, an evaluation of subsurface conditions beneath Chestnut Street, which is necessary to coordinate utility disconnects and repairs, will be completed as part of the cleanup effort and have been incorporated into the cleanup budget. If unexpected conditions arise, we will seek additional funding through Androscoggin Valley Council of Governments (AVCOG) Brownfields Assessment Program or through the MEDEP municipal Brownfields assessment program.

1.f. Resources Needed for Site Remediation: Cleanup of the Beal's Linen site is estimated at \$4M; as such, it is anticipated that this EPA Grant will be sufficient for site cleanup. Auburn will be flexible with contractor schedules to receive the lowest bids and will utilize local contractors as feasible. If cleanup bids or conditions encountered during the work exceed the budget, gap funding will be sought through the Maine Department of Economic and Community Development Brownfields Revolving Loan Fund (RLF), and/or AVCOG's Brownfield RLF program. Both of these agencies have indicated support for the project.

1.g. Resources Needed for Site Reuse: Auburn is committed to remediate and reuse the Beal's Linen site for the benefit of our community. Reuse planning will be coordinated with the US EPA Land Revitalization office. In addition to the requested Cleanup grant, Auburn has designated up to \$100,000 of its Community Development Block Grant (CDBG) funds and up to \$287,340 from its Capital Improvement Program (CIP) to be used to provide site enhancements such as fencing, murals, educational displays, install curbing and drainage systems, and purchase/construct playground equipment at the site. Documentation of these commitments is provided in Narrative Attachment A.

1.h. Use of Existing Infrastructure: Existing infrastructure that will be protected and repaired as necessary as part of the planned and budgeted cleanup and reuse activities includes municipal water and sewer, public roads, sidewalks, and electrical to provide lighting. The site also ties into the municipal storm drainage system, which will be improved to improve resilience to extreme weather events and natural disasters. The PAL center is an existing resource, and this project will facilitate its continued success in the target area and complete the transformation of the PAL Center "campus".

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding: The City of Auburn never intended or wanted to be the owner of a brownfield site; however, once heavily contaminated soil and groundwater were discovered at the Beal's Linen property, the City had to step in to mitigate this environmental hazard, to protect its citizens and natural resources surrounding the site. Not only does the City's ownership of the site reduce its tax base, but Auburn also now has the responsibility of maintaining, remediating, and redeveloping the heavily contaminated property. The City has already spent \$296,093 in CDBG funds in 2025 to demolish the former, onsite apartment building and relocate the building's tenants. The City also spent \$6,500 in local "dangerous buildings" funds for tree clearing, mulching and stumping, which was necessary to remove overgrown vegetation in order to provide environmental drill rig access to complete a comprehensive Phase II ESA in 2025 for developing a cleanup plan and remedial cost estimates. With a poverty rate (12.6%) higher than the national and state average and median household income (\$66,552) lower than state and national medians, Auburn needs federal support to make this project possible in order to bring value and security directly to Auburn residents who are most economically disadvantaged and affected by the contaminated site. The City's high poverty rate creates a limited tax base, limits its valuation, and places pressure on the tax rate. Our high tax rates and depressed incomes place a hardship on our residents. Auburn City Council reduced the City Manager's FY26 budget request by \$966,042. The City had to freeze two police officer positions and delayed funding a third ambulance for critical EMS services by six months. We also had to significantly dial back our CIP

requests for FY26 - the actual funded amounts were reduced by City Council, delaying infrastructure initiatives (roads and building repairs) and repairs to Public Works equipment. These challenges, as well as pressures to keep local tax burdens low, limit the City’s ability to pay for Brownfields cleanup without external support from the federal government. Without EPA Brownfield Cleanup funding the City of Auburn lacks adequate local resources to remove contamination at the site, to allow for redevelopment

2.b. Health or Welfare of Sensitive Populations: Auburn Police Department found that 25% of their total annual calls for service were happening within ½ square mile of the Chestnut Street Gully neighborhood, which includes the Beal’s Linen site. The two highest types of crimes committed by and against youth under 20 were assaults and theft. This area – located in Auburn’s HUD Census Tract – was host to 26% of all 3,300 students in the Auburn School Department. Upward of 71% of families in the census tract qualified for free or reduced lunch. The City responded to this data by forming the Auburn PAL Center, an after-school center which provides children with indoor community space, access to food, clothing donations, showers and laundry room, social services resources, educational programming, dedicated teen space, supportive connections with Auburn Police. The PAL Center building was recently rebuilt and significantly expanded with the support of federal and local funding – a testament to the continued need for these services – and re-opened in September 2025. This grant will help support a community that cannot economically support this effort otherwise. It will enable the redevelopment of the site into playground with greenspace offering an area for the community to gather and complimenting the existing PAL center. This grant will fulfill the community’s needs, including blight removal, promoting recreational space, and supporting the public health and safety that is necessary for this community to overcome serious environmental threats and health disadvantages.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Beal’s Linen site and Target Area (Chestnut Street Gully neighborhood) are located along the dividing line between two Census Tracts (23001010300 & 23001010100). Residents in this area have rates of asthma, heart disease, and low life expectancy all above the 90th percentile nationally. Reducing CVOC contamination in soil vapor and the potential risk of vapor intrusion in the nearby residential properties will be a major factor in Auburn’s efforts to reduce the impacts of these adverse health conditions on the community members that live near the site.

2.d. Economically Impoverished/Disproportionately Impacted Populations: Residents in the Target Area (Chestnut Street Gully neighborhood) are in the 97th percentile nationally for low median income, 91st percentile for poverty, 93rd percentile for unemployment, and 23% of residents have not graduated high school. Other indicators, including projected flood risk, and high traffic proximity and volume, all emphasize the burden the community already faces. The City identified that 23% percent of all crimes committed by youth offenders in Auburn occurred in the Chestnut Street Gully neighborhood. 25% of all police calls for service and 28% of all youth victims were victimized in this same area. Remediation and reuse of the proposed site will expand safe afterschool recreation and educational programming for children, reducing the likelihood of criminal activity and increasing opportunity for educational advancement.

Community Engagement

2.e. Project Involvement & 2.f. Project Roles: The City will develop a Brownfields Advisory Committee (BAC) to include City staff, MEDEP, EPA, community planning groups, and project stakeholders. We will also work with the following community groups to ensure a successful project that incorporates community input.

Name of Organization / Entity / Group	Entity’s Mission	Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provided
Auburn Police Activities League Center - “PAL Center” (separate 501c3	Auburn PAL’s “recreation-meets-mentoring” youth program introduces at-risk youth to	Rita Beaudry, Director rbeaudry@auburn	Guide remediation plan, reuse plan, community engagement

non-profit entity)	meaningful life skills, enrichment, leisure, and recreation opportunities.	maine.gov	
Auburn Parks & Recreation Advisory Board	Reviews and sets policy for the Recreation Department regarding implementation of program participation and conduct, as well as facility use rules. Develop recommendations for more efficient use of facilities and personnel.	Julia Bergeron-Smith, Board Chair auburnrec@auburnmaine.gov	Promote new playground in community, provide input on design and alignment with existing infrastructure.
Auburn Housing Authority	Develop, provide and assist decent, safe and affordable housing for lower income persons. Create opportunities for residents' self-sufficiency and economic independence and assure fiscal integrity by all program participants.	Martin F. Szydlowski, Executive Director mszydlowski@auburnhousing.org	Promote new playground in community, solicit input from residents in public housing to ensure cleanup plan alignment with community needs.
Androscoggin Valley Council of Governments (AVCOG)	Assisting municipalities with planning and economic development assistance	Amy Landry, Executive Director ALandry@avcog.org	AVCOG will assist with community outreach and advise on redevelopment and reuse strategies.
City of Auburn Public Health Manager	Offer community health and wellness initiatives that address the many variables that directly impact the health of our citizens, neighborhoods, businesses and broader community in Auburn.	Jennifer Edwards, Public Health Manager, City of Auburn jmorin@auburnmaine.gov	Map the site perimeter for proximity to pathways of potential exposure (e.g. play areas, swimming or fishing areas of local lakes or drinking water sources).

2.g. Incorporating Community Input: The City will implement a Community Involvement Plan that involves the community and stakeholders; solicits input from the public; and responds to questions and concerns in a meaningful way. We will hold at least two public meetings during the cleanup: one during the design to solicit input from the public; and one at the onset of cleanup activities so the public will understand the logistics of the cleanup event (i.e., utility disconnects, truck traffic, etc.). We will advertise these meetings and create informational flyers and project summary documentation to be publicized in the newspaper, on the City’s website and social media accounts, and through press releases. We will develop an informational repository on our website which includes copies of outreach materials and project status updates. Residents and project partners will be encouraged to provide feedback through the City’s website, public meetings, at City offices, and we will also solicit public feedback through our “AlertMe” text and email subscriptions; the information repository will include the City Manager’s and QEP’s contact information so the public can ask questions and provide comments. If necessary, additional public meetings will be held to address public concerns. The City will accommodate those who speak languages other than English and/or may have hearing/reading impairments (such as the elderly and disabled) and by providing translators. The City is committed to hearing

from impacted residents, embracing the idea that full participation is critical, and “nothing about us without us” applies to all aspects of community policy creation and implementation.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan:

Extensive contaminated soil and groundwater, impacted with hazardous substances (CVOCs) and comingled with petroleum constituents, have been identified at the Site, as summarized in Section 1.b. Contaminated soils and groundwater provide the greatest potential risk to current and future construction workers and future park users of the Site. Under the MEDEP Voluntary Response Action Program (VRAP), contaminated soils and groundwater will be cleaned up to meet MEDEP RAGs and other applicable state and federal cleanup standards for future redevelopment as a public park with a parking lot to complement the recent redevelopment of the northeastern adjoining property as the PAL Center. The selected cleanup plan includes preparing the site for redevelopment through excavation and off-site disposal of contaminated soil. Cleanup includes utility disconnects/repairs beneath Chestnut Street and installation of shoring/sheet piles necessary to complete soil excavation activities. Shoring/sheet piles are also necessary to properly dewater, containerize and dispose contaminated groundwater off-site in order to effectively excavated contaminated soil at depth. After contaminated soil and groundwater have been removed from the site and disposed in accordance with Maine’s Solid Waste Rules, clean soil will be imported, backfilled, and compacted to facilitate paving and construction of the public park, including playground surfaces, grassed areas, and landscaping. In conjunction with the cleanup/redevelopment, stormwater management and controls will also be implemented at the Site to protect the infrastructure and manage increased frequencies and intensities of storms due to predicted extreme weather events in the future. The project will implement Green Remediation Principles and Techniques including waste recycling/reuse, reduced energy consumption, and limits on engine idling. Licensed cleanup contractors will be selected who will implement standard industry construction practices to ensure safe conditions and protect the public and our sensitive populations; these measures include dust controls and hazard containment systems to contain potentially air-borne debris during cleanup activities.

Description of Tasks/Activities and Outputs

3.b. – 3.e. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs:

Task 1: Cooperative Agreement Oversight
<p>b. Project Implementation: <u>EPA-funded tasks/activities:</u> Staff attendance at two National Brownfields Training Conferences and two Regional Conferences. QEP will prepare performance and financial reports including quarterly reports, Davis-Bacon Act (DBA), Disadvantaged Business Enterprise (DBE), and Build America, Buy America (BABA) reporting, and routine updates to ACRES, as needed. Meet with QEP at least biweekly to track project progress.</p> <p><u>Non-EPA grant resources needed to carry out tasks/activities:</u> Auburn City Manager will provide grant management/cooperative agreement oversight, compliance with technical requirements, ensure protection of human health and the environment. City will develop a Request for Proposals (RFP) and select a QEP in accordance with applicable federal procurement regulations.</p>
<p>c. Anticipated Project Schedule: RFP and selection of the QEP within the first 3 months (1st Quarter) of funding award; BAC meetings to be held on a quarterly basis; quarterly reports and ACRES database updates each quarter during the 4-year grant period; and other reporting (DBA, DBE, BABA), as necessary.</p>
<p>d. Task/Activity Lead: City will lead all programmatic grant activities. Auburn will develop an RFP for QEP selection and establish a Brownfields Advisory Committee (BAC). The QEP will prepare quarterly reports, ACRES updates, and any needed DBA, DBE, and BABA reports.</p>

e. Outputs: Competitive RFP and contract for QEP; meeting agendas for biweekly calls with City and QEP; 16 quarterly reports (one/quarter for four years); and DBA/DBE/BABA and ACRES reporting/updates over 4-year grant period.

Task 2: Community Outreach & Engagement

b. Project Implementation: EPA-funded tasks/activities: Preparation of MEDEP/EPA-approved Community Involvement Plan (CIP) that is tailored to the target area; development of information repository; preparation of outreach materials; advertising public meetings; hold at least two public meetings to solicit input, educate, and update the community (with translators as needed). A 30-day public comment period will be held to solicit input on the draft ABCA; then finalize ABCA. Project status updates to City Manager; receive and reply to public input/comments. Sampling/monitoring data and interpretations of the results will be shared with the community. Non-EPA grant resources needed to carry out tasks/activities: City staff oversight of project outreach and engagement materials; notify community members, abutters, and community organizations of project progress; notifications will be published on website and social media; attend meetings and reply to relevant input and comments. City Council updated monthly.

c. Anticipated Project Schedule: Establish BAC in the 1st quarter of the grant and meet quarterly. The 1st public meeting will be held for the 30-day public comment period on the draft ABCA and will occur within six months (2nd quarter) of the grant award and following preparation of draft cleanup plan and specifications (i.e., to solicit public input on the draft cleanup plan). The 2nd meeting will be held during on-going contractor cleanup work (progress status meeting), and the 3rd meeting will be held at end of cleanup. Sampling/monitoring data will be shared during the cleanup (at least once per quarter). City Council updated monthly.

d. Task/Activity Lead: BAC and community partners will assist with outreach and engagement. Auburn City Manager will oversee project outreach and engagement materials and with assistance from BAC and QEP will organize and attend meetings then receive input, reply to comments then provide updates to elected officials; QEP will prepare CIP, draft ABCA, conduct comment period then finalize ABCA and Remedial Action Plan (RAP).

e. Outputs: Establish BAC and meet quarterly (16 meetings total with meeting minutes); information repository; CIP; at least three public outreach meetings and associated informational materials and public meeting documentation (ads, agendas, comments, responses to comments, sign in sheet); sampling/monitoring reports or fact sheets (at least four, one per quarter during cleanup); four newspaper ads & social media posts (at least one per year); FAQs, and a final ABCA. Monthly City Council updates as documented in minutes.

Task 3: Site-Specific Cleanup Activities

b. Project Implementation: EPA-funded tasks/activities: Most of the cleanup grant funds will be used to implement the cleanup plan. Prior to the start of site work, the QEP will complete pre-excavation sampling beneath Chestnut Street, prepare a final RAP, design plans and specifications, bidding/contract documents, and cleanup/reuse plans for review and approval by the City, EPA, and MEDEP; prepare updated cleanup cost estimates, as necessary; pre-bid site visit with potential contractors; and prepare a SSQAPP for confirmatory sampling. The City of Auburn and QEP will review contractor bids and select a cleanup contractor. The QEP and selected cleanup contractor will obtain necessary permits. The City and the QEP will be in communication with the community, BAC, MEDEP, and EPA throughout this phase of work. The selected cleanup contractor will prepare a Health and Safety Plan (HASP) and cleanup work plans with schedules and will perform all required cleanup in accordance with the project plans and specifications.

Non-EPA grant resources needed to carry out tasks/activities: Portion of City support will be in-kind for contractor procurement and selection and communications throughout site cleanup activities, as well as site mapping by Auburn's Public Health Manager.

c. Anticipated Project Schedule: QEP will complete investigation beneath Chestnut Street, prepare project documents and cleanup design within 3- to 6-months of selection (winter 2026/spring 2027). A SSQAPP will be

prepared, a cleanup contractor selected, and permits will be obtained at this time. We plan to start cleanup activities in summer 2027 and will complete cleanup work by Q1-Q2 2030.

d. Task/Activity Lead: QEP with City oversight will prepare final RAP and bid specifications, SSQAPP, and conduct pre-bid site visit. The City of Auburn, with assistance from BAC and QEP, will procure and select the cleanup contractor. QEP and selected cleanup contractor will obtain final cleanup permits, as necessary, and the contractor will generate a HASP, cleanup work plans/schedules, and perform cleanup work.

e. Outputs: Final RAP, design plans and specifications, bidding documentation, contract with cleanup contractor, SSQAPP, construction/cleanup permits, HASP, work plan, and cleanup in accordance with the ABCA and approved project plans and specifications.

Task 4: Oversee Site Cleanup

b. Project Implementation: EPA-funded tasks/activities: City of Auburn and QEP will monitor and oversee project progress and environmental conditions during the proposed cleanup activities; oversee the contractor’s cleanup activities; attend up to three project status meetings with BAC; perform the necessary inspections and reporting during and after cleanup to ensure compliance with the plans, specifications, and requirements for regulatory closure; review and approve pay requisitions and DBA/DBE/BABA documentation, as necessary; perform a final site walk-through; and collect confirmatory samples per the site-specific quality assurance plan (SSQAPP). A deed restriction, environmental media management plan (EMMP), and cleanup completion report will be prepared for MEDEP approval following the cleanup and EPA grant closeout documentation will be completed at the end of project.

Non-EPA grant resources needed to carry out tasks/activities: Portion of City support (including legal counsel) will be in-kind for cleanup oversight and preparation and filing of the deed restriction and EMMP.

c. Anticipated Project Schedule: Cleanup activities to begin summer 2027 and closure reports and documentation will be generated upon completion of the cleanup work (by Q1-Q2 2030). This work will be completed within the 4-year grant period.

d. Task/Activity Lead: With direction and assistance from the City, the QEP will oversee, monitor, and document site cleanup activities. City of Auburn will assist with project oversight and will be in communication with BAC, MEDEP, and EPA team members throughout the cleanup phase of work. The QEP will also prepare project closure reports and assist the City with grant closeout documentation. City, QEP, and legal counsel will prepare and record the deed restriction and EMMP.

e. Outputs: Five project status meetings, payment requisitions and DBA/DBE/BABA documentation, confirmatory sampling data, deed restriction, EMMP, Cleanup Completion Report, MEDEP/EPA approval documentation for the cleanup, and grant closeout documentation.

3.f. Cost Estimates:

Budget Categories		Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach and Engagement	Task 3: Site-Specific Cleanup Activities	Task 4: Oversee Site Cleanup	Administrative Costs	Total
Direct Costs	Personnel	\$10,000	\$5,000	\$5,000	\$5,000	\$0	\$25,000
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
	Travel	\$10,500	\$0	\$0	\$0	\$0	\$10,500
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0

	Supplies	\$0	\$1,000	\$0	\$0	\$0	\$1,000
	Contractual	\$32,500	\$6,250	\$125,000	\$150,000	\$0	\$313,750
	Construction	\$0	\$0	\$3,649,750	\$0	\$0	\$3,649,750
	Other	\$0	\$0	\$0	\$0	\$0	\$0
	Total Direct Costs	\$53,000	\$12,250	\$3,779,750	\$155,000	\$0	\$4,000,000
	Indirect Costs	\$0	\$0	\$0	\$0	\$0	\$0
	Total Budget	\$53,000	\$12,250	\$3,779,750	\$155,000	\$0	\$4,000,000

Task 1: Cooperative Agreement Oversight: \$10,000 for City personnel to oversee the program (200 hours @ \$50/hour); **\$10,500** travel total (\$2,000 airfare/taxis, \$2,000 hotel, \$1,000 per diem each for two City staff to attend two EPA National Conferences and two Regional Conferences/Meetings); and **\$32,500** contractual for QEP to assist the City with cooperative agreement oversight and reporting (260 hours @ \$125/hour average). **Total Task 1 = \$53,000.**

Task 2: Community Outreach and Engagement: \$5,000 for City personnel to support community outreach (100 hours @ \$50/hour); **\$1,000** for supplies (five newspaper ads/press releases and five cleanup fact/information sheets @ \$200 each); and **\$6,250** contractual for QEP to assist the City with public outreach efforts, deliverables, and public meetings (50 hours @ \$125/hour average). **Total Task 2 = \$12,250.**

Task 3: Site-Specific Cleanup Activities: \$5,000 for City personnel to help coordinate site-specific cleanup activities (100 hours @ \$50/hour); **\$125,000** contractual for QEP to complete pre-excavation investigation beneath Chestnut Street, prepare final ABCA, RAP, SSQAPP, final design plans, specifications, bidding documents, procure/select cleanup contractor, final cleanup/reuse plans, permitting submittals and approvals, and project coordination/meetings with BAC, EPA, MEDEP, and contractors (1,000 hours @ \$125/hour average); **\$3,649,750** total estimated cleanup construction costs for contaminated soil excavation, including site access controls, utility disconnects/repairs beneath Chestnut Street [\$60,000], installation of shoring/sheet piles [\$300,000], contaminated groundwater dewatering and disposal [\$750,000], contaminated soil characterization and offsite disposal [\$2,250,000 for 7,500 tons plus 20% contingency for 9,000 tons at \$250/ton average between hazardous and non-hazardous unit rates], clean soil backfill, compaction and paving [\$289,750]. **Costs are based on initial cleanup planning, preliminary ABCA, and QEP/contractor estimates. Total Task 3 = \$3,779,750.**

Task 4: Oversee Site Cleanup: \$5,000 for City personnel to document site cleanup activities (100 hours @ \$50/hour) and **\$150,000** contractual for QEP to oversee the cleanup activities, perform necessary project monitoring and documentation, collect waste characterization and confirmatory samples, attend at least five 5 project status meetings with BAC, and prepare remediation and grant closure reports (1,200 hours @ \$125/hour average). **Total Task 4 = \$155,000.**

3.g. Plan to Measure and Evaluate Environmental Progress and Results: At the beginning of the project, the City of Auburn and QEP will set realistic milestones and schedules for cleanup work, deliverables, and community engagement events and create an electronic matrix (Microsoft Excel spreadsheet) of tasks, target dates, and financial expenditures. Meetings will be scheduled at least biweekly to track grant/project progress and review the status of site work and deliverables, overall budget, community comments/input, and funds both expended and remaining. Information on the project progress and budget will be recorded in Quarterly ACRES Reports. The outputs and outcomes will be reviewed and revised regularly in conjunction with EPA Region 1 and MEDEP staff to ensure the project is successful.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a. Organizational Structure: The City of Auburn, Maine is governed by a City Council comprised of five ward Councilors, two At-Large Councilors and a Mayor. The City operates under a Council-Manager form of government. The City Manager will provide oversight of this project, collaborating with our QEP and contractors to implement the workplan. Quarterly progress reports will be made to the City Council.

4.b. Description of Key Staff: Auburn City Manager, Phillip Crowell, will serve as Project Manager. A 32-year city employee, and Manager since 2018, Crowell has numerous local board affiliations, including Auburn PAL, Promise Early Education Center, Androscoggin Home Healthcare + Hospice, and the Maine Chiefs of Police Association. Most recently, he spearheaded the City of Auburn's Strategic Planning process. Crowell is a graduate of the FBI National Academy Session 218. Manager Crowell maintains strong relationships with city officials and residents through his commitment to community engagement. Grants and Special Projects Manager, Katie Boss, who is experienced in grant management, community planning and outreach, will assist the Manager. Director of Engineering and Capital Projects, Dan Goyette, is experienced in local, state and federal financial compliance and reporting. Mr. Goyette will work with Manager Crowell on financial management of grant. Site reuse will be assisted by Auburn City Engineer, Kris Bennett; PAL Director, Rita Beaudry; and Auburn's Executive Director of Public Services, Eric Cousens.

4.c. Acquiring Additional Resources: The City will augment in-house capabilities with expertise solicited through an RFP for a QEP. The QEP will generate the required cleanup plans and oversee remedial actions at the site. Local, state, and federal policies and procedures for procurement of all contractual services will be observed. Auburn will continue to partner with EPA Region 1 and the MEDEP for technical assistance. Throughout this project, the City will support local hiring and procurement and will link members of the community to potential employment opportunities in Brownfields cleanup tasks in a meaningful and equitable way, by placing all relevant procurement and employment opportunities on the City's website, and in addition sending these opportunities to known candidates and firms in the community.

Past Performance and Accomplishments

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

(1) Accomplishments: The City of Auburn has been the recipient of a successful FY2007 \$200,000 Brownfields Assessment Grant. Quarterly reports were submitted to EPA in a timely fashion, and sites have been entered into ACRES. Throughout this grant period, the City managed and implemented an extraordinarily successful Brownfields Assessment Program, which led to cleanups at Richie's Shell Gas Station, former automotive repair facility at the McLean property, and the former Webster School (renovated into 41 residential apartments) which is within the target area for this application. No funds remained at the end of the grant period. The City has managed grant projects and federal funds for similar projects for decades, including hiring the necessary professional services to complete successful projects. Auburn has met and complied with all EPA and MEDEP Brownfields reporting requirements, submitted technical reports, and successfully accomplished the goals of these agreements.

(2) Compliance with Grant Requirements: For our 2007 Brownfields Assessment Grant, the City had an approved workplan and cooperative agreement with EPA and maintained full compliance with its schedules, terms, and conditions throughout the grant period, and all required quarterly performance and financial status reports and ACRES reporting were completed in a timely manner. The City has never received any adverse audit findings.

4.e. Has Not Received an EPA Brownfields Grant, Has Received Other Federal/Non-Federal Assistance: N/A

1. Applicant Eligibility

- a. City of Auburn is a *General Purpose Unit of Local Government* (municipality) and therefore eligible for FY26 EPA Brownfields Cleanup Grant funding.
- b. City of Auburn is exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code

2. Previously Awarded Cleanup Grants

The City of Auburn affirms that the Site (Beal's Linen, 7 Chestnut Street, Auburn, ME) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

City of Auburn does not have an open/existing EPA Brownfields Multipurpose Grant.

4. Site Ownership

City of Auburn affirms that it is the current and sole owner of the site (Beal's Linen, 7 Chestnut Street, Auburn, ME) through fee simple title. The City acquired the site with a Municipal Quitclaim Deed on January 14, 2025. The City will retain ownership for the duration of the grant period and also plans to maintain ownership after remediation and redevelopment of the site.

5. Basic Site Information

- a. Name of the site: Beal's Linen
- b. Address of the site: 7 Chestnut Street, Auburn, ME 04210

6. Status and History of Contamination at the Site

a) Is the Site contaminated by hazardous substances or petroleum:

The Site is contaminated with hazardous substances (chlorinated volatile organic compounds (CVOCs)) and co-mingled with petroleum constituents. Hazardous substances are the predominant contaminant at the Site.

b) Operational history and current use(s) of the Site:

The Beal's Linen site was occupied by two dry cleaners (Beal's Linen and Malo Cleaners) from approximately 1950 to 1985. In 1986, the dry cleaner buildings were demolished, and the Site was developed with a multi-unit residential apartment building in 1987. The apartment building was demolished in March 2025. Concrete slab floors and foundations of the apartment building and asphalt-paved parking areas remain at the Site along with concrete remnants (e.g., foundations, sewer trench, and sump) of the former Beal's Linen dry cleaning facility. Beal's Linen was the last operating dry cleaner; therefore, the site name was identified as "Beal's Linen."

c) Known environmental concerns:

From 2013 to 2025, several Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and soil vapor/indoor air investigations were conducted at the Site and nearby properties. Results of these

assessments and investigations identified the presence of CVOCs and petroleum constituents in subsurface soils [deeper than 2 feet below ground surface (bgs)], groundwater, and soil vapor. Contaminants of concern (COCs) associated with the former dry-cleaning operations include tetrachloroethylene (PCE) and its breakdown (daughter) products, specifically, trichloroethylene (TCE); cis-1,2,-dichloroethylene (cis-1,2,-DCE); trans-1,2,-dichloroethylene (trans-1,2,-DCE); and vinyl chloride. Soils and groundwater throughout the Beal's Linen site also contain various petroleum constituents, volatile organic compounds (VOCs), extractable petroleum hydrocarbon (EPH) fractions, volatile petroleum hydrocarbon (VPH) fractions, polycyclic aromatic hydrocarbons (PAHs), and per- & polyfluoroalkyl substances (PFAS) that may pose an exposure risk to current and/or future construction workers, park users, and visitors at the Site.

d) How did the Site become contaminated and what is the current understanding of the nature and extent of the contamination:

Based on the results of previous Phase I ESAs, Phase II ESAs, and soil vapor/indoor air investigations, it was concluded that contaminated media at the Site originated from two, former on-site drycleaners (Malo Cleaners and Beal's Linen). It's estimated that up to approximately 3,000 cubic yards of CVOC-impacted soils, co-mingled with petroleum constituents, are present at the site and potentially extend beneath portions of Chestnut Street.

7. Brownfields Site Definition

Beal's Linen meets the definition of a Brownfield under CERCLA 101 (39) and is eligible for Brownfield Grant funding. The City of Auburn affirms that the site is:

- 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 into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the U.S. government

8. Environmental Assessment Required for Cleanup Grant Applications

In support of the City of Auburn's proposed acquisition and cleanup of the site, a Phase I ESA was completed by Haley Ward, Inc. (Haley Ward) in October 2024. The Phase I ESA identified "Recognized Environmental Conditions" (RECs) as defined by ASTM International Standard E 1527-21 in connection with the Site, specifically documented CVOC and petroleum-impacted soil, groundwater, and soil vapor, which were concluded to have originated from release(s) from two, former on-site dry cleaners (Malo Cleaners and Beal's Linen).

From 2013 to 2025, several Phase II ESAs were conducted at the Site and nearby properties by MEDEP-funded programs in accordance with ASTM E1903-19 standard for Phase II ESAs. Results of these investigations identified the presence of CVOCs and petroleum constituents, which have been detected in Site soils and groundwater at concentrations that may pose an exposure risk to current and/or future construction workers, park users, and visitors at the Site. During these Phase II ESAs, soil vapor and indoor air testing was conducted at adjoining properties to evaluate the presence or absence of dry

cleaning-related CVOCs. Results of these investigations confirmed that adjoining properties have not been adversely impacted by releases of hazardous substances or petroleum products (HSPP), originating from the Site, that warrant remediation and/or mitigation at off-site properties.

9. Site Characterization

(a) NA

(b) Letter from the MEDEP is attached (Threshold Attachment A). This letter indicates that: i) the Site is eligible to be enrolled in the State voluntary response program; ii) Site intends to be enrolled in the State voluntary response program; and iii) that there is sufficient level of site characterization from the environmental site investigations for the remediation work to begin at the Site.

(c) NA

10. Enforcement or Other Actions

The City of Auburn affirms there are no ongoing or anticipated environmental enforcement actions, other actions, orders, or local, state, or federal inquiries for the Site. Furthermore, the applicant is not aware of any current records of judgments, liens, or other enforcement actions regarding the Site.

11. Sites Requiring a Property-Specific Determination

A property-specific eligibility determination is not required for the Site.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

Beal's Linen is contaminated with hazardous substances, as such, the City of Auburn is responding to all items under a.

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY- N/A

ii. EXEMPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY- N/A

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on Property Acquisition

i. Purchased with a Municipal Quitclaim Deed.

ii. Purchased on January 14, 2025

iii. Nature of ownership: Fee Simple Title

iv. Previous owner: Sultan Corp.

v. The City of Auburn affirms that there are no familial, contractual, corporate, or financial relationships or affiliations between the City and the prior Site owner or operators.

(b) Pre-Purchase Inquiry

i. On October 31, 2024, an ASTM E1527-21 compliant Phase I ESA was completed for the Site by Haley Ward, on behalf of the Maine Department of Environmental Protection and the City of Auburn.

ii. The City of Auburn affirms that the Phase I ESA was performed by an Environmental Professional (as defined in 40 CFR § 312.10) and the required declaration by the environmental professional is included in a written report (per 40 CFR § 312.21(d)).

iii. The Phase I ESA was performed within 180 days prior to the City of Auburn's acquisition of the Site.

(c) Timing and/or Contribution Towards Hazardous Substance Disposal

The City of Auburn affirms that the disposal of hazardous substances at the Site occurred prior to our acquisition of the property; that the City of Auburn has not caused or contributed to any release of hazardous substances at the Site; that the City of Auburn has not arranged for the disposal of hazardous substances at the Site; and that the City of Auburn has not transported hazardous substances to the Site.

(d) Post-Acquisition Uses.

The site has remained vacant since the City of Auburn acquired the property.

(e) Continued Obligations.

- i. There have been no continuing releases to our knowledge;
- ii. Access to subsurface work at the site is restricted, and police patrol the site and neighborhood on a regular basis;
- iii. The Site has (and will) remain vacant until the known contamination is remediated.

The City of Auburn confirms our commitment to:

- i. Comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- ii. Assist and cooperate with those performing the cleanup and provide access to the property;
- 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 City of Auburn will endeavor to ensure that the cleanup of hazardous substances at the Beal's Linen 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. The site will also be entered into the MEDEP Voluntary Remedial Action Program (VRAP). Under the VRAP, the MEDEP provides technical review and comment on all plans, reports, and activities pertaining to cleanup of the Site. The City of Auburn will competitively bid and retain a qualified environmental professional (QEP) for the site in accordance with the competitive procurement provisions of 40 CFR Part 31.36 (for eligible government entities). The QEP will work with the City 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 MEDEP, and EPA. The QEP will also assist with the competitive bid process for selecting an environmental contractor to perform the proposed cleanup actions.
- b. Access Plan for Adjacent or Neighboring Properties: The properties which abut the Site are commercial, residential, and/or used for municipal purposes and are viewed as project stakeholders and cooperative partners in the proposed cleanup actions at the Site. The City of Auburn will be in frequent communication with all adjacent property owners at all times prior to, and during cleanup activities at the site.

14. Community Notification

The City of Auburn has fulfilled the community notification requirements for the site.

- a. Draft Analysis of Brownfield Cleanup Alternatives:
A copy of the ABCA and draft grant application were made available in person at Auburn City Hall (60 Court Street, Auburn, ME) and online at https://www.auburnmaine.gov/government/city_council/agendas_minutes.php starting on January 1, 2026
- b. Community Notification Ad:
Public notice about the January 5th public meeting was printed in the local paper (Sun Journal) on December 21, 2025. The public was invited to submit comments or questions by January 15, 2026, to the City of Auburn Grants and Special Projects Manager
- c. Public Meeting:
City of Auburn held a public meeting on January 5, 2026 at 5:30pm at Auburn City Hall, to notify the public about our intent to apply for the FY26 EPA Brownfields Grant program for the 7 Chestnut Street site, and to consider public comments prior to submittal of this application. From the meeting, the applicant produced:
 - the public comments received;
 - the applicant's response to those comments;
 - meeting notes; and
 - meeting sign-in sheet/participant list.
- d. Submission of Community Notification Documents:
Attached to this application (in Threshold Attachment B) are the following:
 - The Draft ABCA
 - A copy of the public notice ad demonstrating that solicitation for comments on the application and that notification to the public occurred at least 14 calendar days before the application was submitted to EPA
 - Comments received
 - Meeting notes from the public meeting
 - Meeting sign-in sheet/participant list

15. Contractors and Named Subrecipients

The City of Auburn chooses not to name procurement contractors, consultants, or subrecipients as part of this application. We will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and the EPA's Best Practice Guide for Procuring Services, Supplies and Equipment Under EPA Assistance Agreements. We do not anticipate subrecipients as part of this grant.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

January 7, 2026

City of Auburn
Attn: Katie Boss
60 Court Street
Auburn ME 04210

Dear Katie Boss:

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

The City of Auburn has developed an application requesting site-specific federal Brownfields Cleanup funding for the Beals Linen site, located at 7 Chestnut Street, Auburn, Maine.

The Department affirms that:

- i. The City of Auburn will request 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
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(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