

APPLICATION INFORMATION SHEET
HARTLAND TANNERY BROWNFIELDS CLEANUP SITE
MAINE REDEVELOPMENT LAND BANK AUTHORITY



R01-26-C-016

1. Applicant Identification

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

2. Website URL

www.maineredevelopment.org

3. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$4,000,000.00

4. Location

- a. City/Town: Hartland
- b. County: Somerset
- c. State: Maine

5. Property Information

- a. Name: Hartland Tannery Brownfields Cleanup Site
- b. Address: 9 Main Street, Hartland, ME 04943-9998, multiple parcels
 - i. *Parcel 1:* 9 Main St., 1.4 acres, Map/Lot 020-029
 - ii. *Parcel 2:* 9 Main St., 0.22 acres, Map/Lot 020-032
 - iii. *Parcel 3:* 3/30 Main St., 18 acres, Map/Lot 018-037
 - iv. *Parcel 4:* 18 Canaan Rd., 3 acres, Map/Lot 017-018
 - v. *Parcel 5:* 18 Canaan Rd., 2.2 acres, Map/Lot 017-003
 - vi. *Parcel 6:* Pittsfield Ave., 1.9 acres, Map/Lot 018-008

6. Contacts

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

7. Population

Maine Redevelopment Land Bank Authority is a State organization covering all Cities and Towns in Maine.

- a. Town of Hartland: 1,705 (2020 Census); 1,681 (2023 5-year ACS estimate)



8. Other Factors



| <u>Other Factors:</u> | Page # |
|--|----------------|
| Community population is 15,000 or less | 1 |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory | N/A |
| The Proposed site is impacted by mine-scarred land | N/A |
| The proposed site is adjacent to a body of water | 1, 2, 3 |
| The proposed site is in a federally designated flood plain | 1 |
| The reuse of the proposed site will facilitate renewable energy from wind, solar, or geothermal energy | 2 |
| The target area is impacted by coal-fired power plant that has recently closed | N/A |

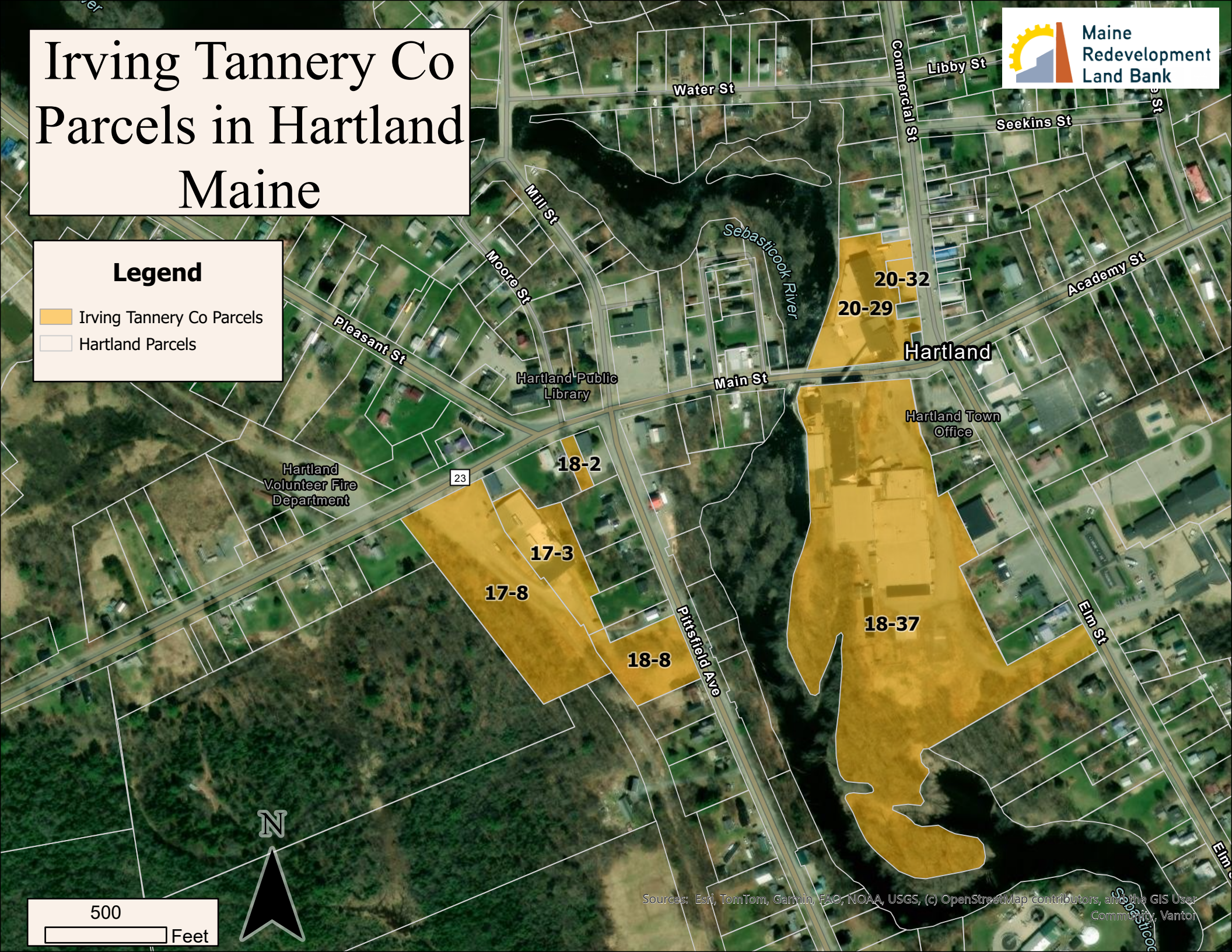
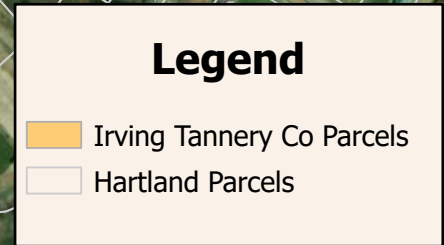
9. Releasing Copies of Applications

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

Irving Tannery Co Parcels in Hartland Maine

Legend

-  Irving Tannery Co Parcels
-  Hartland Parcels



HARTLAND TANNERY BROWNFIELDS SITE
MAINE REDEVELOPMENT LAND BANK AUTHORITY
EPA BROWNFIELDS CLEANUP GRANT NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area: The Town of Hartland, Maine was incorporated in 1820 and quickly developed around water-powered mills along the Sebasticook River. Today, Hartland spans approximately 37 square miles with a Census Designated Place (CDP) population of 756 and a total population of 1,705 (2020 Census), meeting the definition of a small rural town with a declining population. For over a century, Hartland was one of the region's largest employers, with the tanning industry defining its economy and identity. Broader economic shifts led to industrial decline as Maine's tanning industry faced bankruptcy. The Hartland tannery's shutdown created one of the most severe and lasting economic and environmental challenges facing the region, resulting in the loss of over 500 jobs and supporting businesses. The former tannery became a significant brownfield site, with contamination and physical deterioration halting redevelopment, threatening the abutting Sebasticook River, deterring private investment, and constraining local economic recovery. **The Hartland Tannery, formerly Tasman Leathers and Irving Tanning, together with the surrounding downtown mill area, is the Target Area for this FY2026 Cleanup Grant application.** Today Hartland faces social, economic, and health disparities; these challenges are compounded by the presence of at least ten known brownfield sites, including the Target Area. The Maine Redevelopment Land Bank Authority (MRLBA), who acquired the Target Area in January 2026, plans for cleanup and redevelopment to support new housing and private sector business investment, returning underutilized land to productive use. Without EPA assistance, resources do not exist to address contamination and initiate redevelopment; this grant will enable reinvestment that is not feasible without federal support.

1.b. Description of the Proposed Brownfield Site(s) The ***Proposed Hartland Tannery Brownfields Cleanup Site (9 Main Street, 3/30 Main Street, 18 Canaan Road, and Pittsfield Avenue – Census Tract 9659)*** consists of the former tannery properties; seven Town parcels totaling approximately 27 acres are a mix of previous commercial and urban land use. The Sebasticook River abuts most of the Site and is an outlet of Great Moose Lake. Neighboring properties include the Town Office, Hartland Christian School and First Baptist Church, as well as multiple residential and mixed-use properties in proximity. The parcel located on 3/30 Main Street is 18 acres and has approximately 110,000ft² of interconnected buildings which made up most of the former tannery operations. 9 Main Street contains two parcels and approximately 37,000ft² of interconnected structures; (1) is a 1.4-acre parcel which houses the tannery's main office building, finishing and spinning operations, and (2) is a 0.22-acre parking lot. 18 Canaan Road contains three parcels, (1) 2.23-acres, (2) 3.03- acres, and (3) 0.05-acres. The first parcel contains a 23,050ft² warehouse and shipping building (former "Hide House"), the second and third parcels at this address are undeveloped woodland with parking space, and a former public right-of way for outdoor recreation (snowmobile/community trail network) respectively. Finally, on Pittsfield Avenue, is a 1.9-acre parcel with undeveloped land and a driveway. Several prior assessments have been completed for the Proposed Brownfields Site, including Phase I ESAs, (2021 & 2025), Phase II ESAs (2022 & 2023), and Hazardous Building Materials (HBM) inventories/surveys (2023, 2024, & 2025). Identified ***contamination and Site conditions*** include: arsenic, lead, and/or benzo(a)pyrene-***impacted soils*** (at concentrations exceeding applicable Maine Department of Environmental Protection (MDEP) Remedial Action Guidelines (RAGs)), vinyl chloride ***impacts in groundwater*** exceeding applicable RAGs, and wide-spread HBMs including ***asbestos containing material (ACM)*** in roofing, pipe insulation, sink covering, shingles, and the tank blankets, ***polychlorinated biphenyls (PCBs)*** in caulks, glazes, and adhesive mastics, and ***lead-based paint (LBP)***. In addition, due to documented spills within the site buildings and identified floor drains and trenches that discharged to the subsurface, impacted soils are likely present beneath the buildings. ***A Fatal Flaw Analysis and Structural Engineering Assessment*** was completed for all existing structures. Buildings exhibit advanced deterioration and contamination. The site presents significant variability in age, material performance, contamination, and exposure, resulting in unsalvageable conditions across buildings. Structures appearing marginally sound face significant barriers to reuse due to floodplain risk, management of the floodway gate, adjacency to unstable buildings, potential concealed deterioration, outdated construction types, and incompatibility with modern codes and insurance requirements. Collectively, these conditions provide a clear technical basis for full or near-total demolition to facilitate compliant and comprehensive environmental remediation and redevelopment of the site. This cleanup grant would provide the ability to address the known contamination and allow for additional confirmatory sampling and/or

cleanup following building abatement and demolition. The proper cleanup is crucial to help the future redevelopment goals of this community and is only accomplished through the awarding of this grant.

1.c. Reuse Strategy and Alignment with Revitalization Plans The Town of Hartland and MRLBA partnered with the Maine Community Energy Redevelopment Program (MECERP) to complete reuse and redevelopment planning for the Hartland Tannery Site. MECERP met with Town officials, regional redevelopment organizations, and community stakeholders in Hartland, both in-person and virtually in bi-weekly workshops, toured the Tannery properties and conducted a market analysis to assess redevelopment potential while considering community demographics, needs, and the current characteristics of the site, including utility assets. **Priorities recommended in the analyses are:** transforming derelict and vacant properties into mixed-use spaces, attract new businesses, expand recreational opportunities, and provide affordable housing. Funding from this grant will support the initiatives and economic recovery goals outlined in the Town of Hartland's Comprehensive Plan, *Focus on the Future*, the Kennebec Valley Council of Governments' (KVCOG) Comprehensive Economic Development Strategy (CEDS) and Maine's updated 10-year Economic Development Strategy (EDS). These plans emphasize asset-based development, infrastructure investment, multifamily and senior housing, and leveraging natural resources for recreation and tourism. MRLBA has tailored the site's reuse plan to align with these guiding strategies to meet the identified priorities of the MECERP analysis. **The reuse plan includes:** (i) private sector investment creating new commercial and industrial square footage; (ii) public and civic uses that improve municipal operations and recreation infrastructure; and (iii) new quality housing, and the mobilization of existing units in the marketplace. Following cleanup, MRLBA will lead implementation, attracting and partnering with private developers, nonprofit housing developers, private sector businesses, and the Town to complete specific reuse initiatives. **The specific mix of reuse initiatives include** reinforcing both sides of Main St. with new mixed-use buildings (*portions of both 9 Main St., and 3/30 Main St.*). Buildings will have street-level retail and foodservice stalls, affordable housing and professional office space on the upper floors and formalize the retail corridor with improved pedestrian access creating a commercial core that has not existed since the town's early industrial era. North of this Main St. development, proposed reuse includes a 55-and-older housing complex (*9 Main St*) adjacent to existing multifamily housing, and access to proposed riverfront walking paths and outdoor recreation. Kennebec Valley Community Action Partners (KVCAP) is a potential nonprofit developer as they have completed several 55-and-older housing projects in the region, including one previous brownfields redevelopment in Hartland (*the previous Hartland School*). The largest acreage of the site, (*3/30 Main St.*), will be redeveloped for light industrial use following environmental cleanup. Approximately 70,000ft² of flexible industrial space for two to five anchor tenants. Targeted industries include precision manufacturing, logistics, innovation, and forest products. These industry clusters are identified as high growth by Maine Department of Economic and Community Development (MDECD), and are served by economic development, business support, and entrepreneurship services regionally and statewide. The Hide House parcel (*18 Canaan Rd*) will be conveyed to the Town of Hartland after cleanup to create a centralized Public Works and Life Safety facility. This site, with existing trail systems passing through, will also support outdoor recreation and community programming, helping to activate the broader redevelopment area. Trail systems building off of existing recreation trails, as well as proposed new greenspace and walking trails on both 9 Main St and 3/30 Main St will be strategically placed along the shoreline of the Sebasticook River, providing both a new community asset and recreation space and also ensuring that new construction and development does not impact the federal floodplain zone on this site.

1.d. Outcomes and Benefits of Reuse Strategy Hartland's small population faces limited economic opportunity, employment, and persistently low median household income. Cleanup of the proposed Brownfields Site will stimulate economic development in downtown Hartland by creating new commercial and residential, and industrial spaces. Proposed infill developments are estimated to include approximately 22,000ft² of commercial, 27,000ft² and 20,000ft² of multifamily and elder housing, respectively, and 70,000ft² of industrial space, increasing density in the village center and increasing nearby property values. Reuse will expand the Town's tax base directly through new development and indirectly by encouraging additional nearby development and increasing pedestrian activity that supports existing businesses and attracts new commercial activity. According to the MECERP study, mixed-use redevelopment of the Site, including residential and commercial uses, is expected to increase year-round resident and visitor foot traffic, creating demand for additional amenities and businesses. The project will remove blight through abatement and demolition of existing structures, followed by removal or encapsulation of impacted subsurface materials. Cleanup will improve climate resilience by addressing increased stormwater flows, more frequent storm events, and rising groundwater tables. Planned improvements include modern stormwater and cover systems using terraced slopes, geotextile membranes, and erosion control measures. New development may incorporate energy-

efficient components, such as solar panels and rain gardens, behind the meter battery storage or power generation via the existing substation and replace aging infrastructure with systems designed to withstand extreme weather conditions.

1.e. Resources Needed for Site Characterization Due to the size and age of existing structures on the priority site, additional sampling and testing will be required during building removal activities. If further characterization is necessary, MRLBA will cover costs directly or will seek support through available brownfields assessment programs; KVCOG Brownfields Assessment Fund, or the MDEP Brownfields Assessment Fund.

1.f. Resources Needed for Site Remediation All costs associated with the proposed cleanup will be covered by the \$4M Cleanup Grant request. As detailed in Section 3.f, abatement and demolition costs are estimated at approximately \$3.65M. This funding will support full cleanup and site clearing activities informed by prior assessment work completed across the Target Area. Completion of cleanup will allow MRLBA to transition into reuse and redevelopment phases quickly and maintain engagement with residents and the business community. If additional abatement needs are identified during cleanup or building removal, MRLBA will cover these costs directly or work with the U.S. EPA and Maine DEP to adjust the approved scope of work. Any scope adjustments will be initiated by recommendation of, and under the supervision of, the EPA Project Management team assigned to the award. If found to be necessary, MRLBA will pursue additional brownfields cleanup grants or loan funding at the local, state, or federal level to complete full site remediation.

1.g. Resources Needed for Site Reuse MRLBA will continue to invest its own capital into the project. Funded by an annual budget of approximately \$1.8M, MRLBA's operational budget is sourced from a per-ton surcharge on construction and demolition debris to state landfills. MRLBA will also leverage its status as a redevelopment entity to align public finance tools and incentives to clear and redevelop the Site in a manner that encourages private sector participation through de-risking investment. Including, but not limited to; US EDA Public Works and Economic Adjustment Assistance (*infrastructure, construction, job creation*), USDA Community Facilities Grant & Loan Fund (*civic infrastructure, municipal buildings, outdoor recreation amenities, outdoor green spaces*), MDECD Brownfields Cleanup Revolving Loan Fund (*if needed*), KVCOG Brownfields Revolving Loan Fund (*if needed*), Northern Borders Redevelopment Commission Catalyst Grant (*infrastructure and planning*), MDECD Community Development Block Grant (*downtown revitalization, housing, infrastructure, demolition*), Qualified Opportunity Zone Fund (*investor attraction, Hartland, ME is a federally designated Opportunity Zone*), Maine's Tax Increment Financing Law & Credit Enhancement Agreement (*private sector investor, developer, business and public private partnership incentive*), Dirigo Business Incentive (*workforce training and capital investment tax credit available to new businesses, benefit is increased when locating in Somerset County*).

1.h. Use of Existing Infrastructure Existing public infrastructure within the Target Area is integral to the reuse plan.

Energy: The Site is served by an electrical substation with capacity estimated at approximately 3–4 MW. This infrastructure can support a range of future uses, including medium and large-scale industrial users, data centers, battery storage, housing, professional offices, and commercial retail. This energy backbone lowers the capital expenditure needs of future site users and supports site marketability. **Water:** Hartland operates a wastewater treatment facility with existing interconnection in the Target Area, public water is available at all parcels of the target site either through existing interconnections connection points stubbed at the street. This infrastructure will support future businesses, such as precision manufacturing, biotechnology, and forest products operations, that may require process water or equipment cooling. **Waste Management:** The Town of Hartland hosts one of Maine's landfills and a fully licensed special waste facility located less than one mile from the Target Area. This proximity will benefit cleanup, demolition, and redevelopment activities and will continue to serve future commercial or industrial users. **Transportation:** The Target Area is located within Hartland's downtown/village center. Major state-aid roads pass through and adjacent to the property and are maintained in good condition. Existing roadways and bridges can support increased traffic and regular load demands associated with redevelopment. **Recreation:** Existing trail systems and the Sebasticook River pass—through and adjacent—to the site. Recreational assets will be leveraged to attract new residents and retain local talent through expanded programming and support from the Town and local community organizations, including elder resident programming, angling, paddling sports, and youth programming.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding The Town of Hartland has been constrained for nearly two decades by the former Tannery properties included in this proposed redevelopment. The Site experienced prolonged vacancy and

inconsistent use by out-of-state, fractional, and passive owners not engaged with the community. Prior to acquisition by MRLBA in early 2026, the Tannery properties were owned by an out-of-state bankruptcy trust, which was not eligible for federal or state assessment or cleanup funding, and the Town lacked the staff and resources to effectively engage with them. MDEP supported the Town with rounds of assessment funding, but prior to MRLBA's involvement was unable to find an eligible entity with the ability to clear previous ownership and title issues. A lack of developer interest contributed to ongoing property deterioration and reduction in surrounding property values, underscoring the need for this cleanup grant to catalyze change in the community. With a small population of 1,705 residents creating a limited tax base to draw from, Hartland's small municipal staff, Town Manager, and volunteer Select Board have lacked capacity to pursue large-scale economic development and redevelopment activities. Hartland also faces persistent economic hardship, including a poverty rate of 16% (compared to 11% statewide and 12% nationally) and **median household income ranks 35% and 41% lower than state and national averages** (2023 ACS 5-Year Estimates), further limiting the Town's ability to independently fund redevelopment of this scale. The Tannery properties comprise one of the largest contiguous landholdings under single ownership in the Town. Their central location along Hartland's Main Street corridor and riverfront makes them among the most valuable parcels, yet they have remained functionally obsolete and absent from the tax base. Cleanup of the Site will deliver environmental and socioeconomic benefits, including removal of blight, improved health and safety for sensitive populations, and creation of local jobs and businesses that stimulate long term community investment and economic stability. This grant will support a community that cannot otherwise fund cleanup at this scale and represents a critical step toward revitalization of the area.

2.b. Health or Welfare of Sensitive Populations The Target Area, Census Tract 9659, includes several sensitive populations whose environmental, health, and safety risks are exacerbated by the presence of brownfields. Vulnerable populations include seniors (68th percentile), people with disabilities (96th percentile), veterans, and low-income residents (2023 ACS 5-Year Estimates). Residents over age 65 represent 22% of the population, exceeding the U.S. average of 17%. Additional vulnerable groups include children under age five (6% compared to 5% statewide) and veterans (19% compared to 9% statewide). **Low-income residents comprise 40% of Hartland's population, nearly double the state average.** Within the Target Area, 16% of residents live below the poverty line, compared to 11% statewide and 12% nationally (2023 ACS 5-Year Estimates). Economic vulnerability is further reflected by reliance on food assistance, with 24.2% of households receiving food stamps or SNAP benefits, compared to 12.7% statewide (Maine DHHS). Low income and limited employment opportunities reduce household ability to support local economic activity, compounding the impacts of brownfields in the community. The impact of persistent low-income levels and a lack of new or high-quality jobs reduce the ability of households to stimulate Hartland's economy. With a lack of developer interest in the area, and blight decreasing property values, the residents of this community need cleanup grant funds to facilitate a change.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions Residents of Hartland experience environmental burdens that increase susceptibility to health and safety impacts. Compared to the rest of the nation, Hartland ranks moderate to high for extreme weather exposure, lack of walkability (77thile), and limited access to recreation parks (88thile) (2023 ACS 5-year estimates). The Target Area's central location within the community further compounds these issues and introduces additional risks related to contaminant exposure and trespassing. **Hartland ranks in the 88thile nationally for asthma prevalence, 82ndile for cancer prevalence, 85thile for coronary heart disease, and 82ndile for lack of health insurance** (2019-2023 ACS data and U.S. CDC). The Target Area exacerbates this health and safety burden for sensitive populations. As extreme weather events increase the potential for off-site contaminant migration, the presence of known asbestos, heavy metals, PCBs, and other contaminants at a centrally located site poses a direct threat to this already vulnerable community. Limited health insurance coverage combined with a large low-income population further heightens the risk of adverse outcomes associated with elevated rates of asthma, coronary heart disease, and cancer in the community. This cleanup grant and associated reuse strategy will reduce risks by directly removing potential contaminants which, if left unresolved, in deteriorating buildings, would exacerbate these issues.

2.d. Economically Impoverished/Disproportionately Impacted Populations Hartland faces challenges common to rural communities, including limited access to resources due to low population density and ongoing population decline. These conditions strain the local economy and overall well-being of residents and make addressing brownfields nearly impossible without grant support. The community is economically distressed, with a median household income 35% below the state average, 41% lower than the national average and 10% of families living below the poverty line, compared to 6% statewide. Hartland also ranks in the 95thile for toxic air releases, 89thile for wastewater discharge,

and 69th percentile for particulate matter compared to the state, indicating higher exposure to industrial pollutants and water contamination risks than many other Maine communities. This grant will support a community at risk of remaining burdened by its industrial legacy. The vacant and contaminated priority site poses ongoing health risks and limits Hartland's ability to move toward its next chapter. Cleanup and redevelopment of the Site will create new opportunities for economic recovery by supporting local job creation with new commercial and retail square footage, opportunities for live-work spaces, new housing stock, and recruitment of industrial job creators through pre-permitted maker spaces with utilities ready for connection on-site. Through these early investments and recruitment activities, MRLBA will de-risk follow on investment by the private sector, a support that has been lacking in this community, and but-for the cleanup grant funding, would not be able to occur.

Community Engagement

2.e.-2.f. Project Involvement & Project Roles (1) **Partner:** Town of Hartland, **Purpose:** Local Municipal Government, **POC:** Chris Littlefield, Town Manager hartlandmanger@gmail.com 207-938-4401, **Project Role:** Local regulatory and permitting support. (2) **Partner:** Irving Tanning Community Center, **Purpose:** Location for the community to gather, **POC:** Robin McNeil, Center Manager, rmcneil@rsu19.net 207-938-4579, **Project Role:** Community input through workshops/planning charrettes. (3) **Partner:** Corinthian Lodge, **Purpose:** Local Masonic Lodge, **POC:** Brock Leavitt, Lodge Master [REDACTED] 207-416-4054, **Project Role:** Abutter and reuse partner for the Hide House site. (4) **Partner:** Hartland Historical Society, **Purpose:** Community Group, Educational Resource, **POC:** Debbie Tapley, Director, [REDACTED] 207-370-7773, **Project Role:** Abutter, and future reuse planning for 3/30 Main St. site (parking/outdoor space), (5) **Partner:** Kennebec Valley Council of Governments, **Purpose:** Community planning & development, **POC:** Jessie Cyr, Economic Development Director jcyr@kvcog.org 207-238-6387, **Project Role:** business development and housing initiative support, site mapping & rendering. (6) **Partner:** Center for Community Progress, **Purpose:** National consultancy, **POC:** Liz Kozub, Associate Director of Technical Assistance ekozub@communityprogress.org 716-713-8331, **Project Role:** Community engagement, planning, and brownfields redevelopment guidance, (7) **Partner:** Kennebec Valley Community Action Partners (KVCAP), **Purpose:** nonprofit, affordable housing developer, **POC:** David Pelton, Chief Operations Officer dpelton@kvcap.org 615-482-4849, **Project Role:** housing development partner, (8) **Partner:** Maine Department of Economic and Community Development, **Purpose:** State economic development agency, **POC:** Doug Ray, Development Program Manager, DECD Douglas.ray@maine.gov 207-624-9802, **Project Role:** Public finance tools & incentives, new business recruitment.

2.g. Incorporating Community Input This project will meaningfully involve the community in key redevelopment decisions while strengthening community morale, well-being, and connection. Multiple community workshops will be held throughout the planning and cleanup phases to share project information and gather feedback on timelines and reuse outcomes. Virtual participation will be available via Zoom. Meetings will include donated food from Mammie's Grill and free childcare at the Irving Tanning Community Center to support family participation. All meeting spaces are ADA accessible, accommodating Hartland's significant disabled and veteran populations. Workshops focused on Housing, Business and Economic Development, and Outdoor Recreation and Green Space will continue through 2026 to inform residents on housing product options, business recruitment strategies, and supporting policy options. Subject matter experts may be invited, including leaders from MaineHousing, the State Economist's Office and the Maine Office of Outdoor Recreation. Project updates will be shared through local newspapers, social media, mass email communications, flyers at the Town Office and local businesses, and a dedicated project hotline. Residents may submit general or health-related questions, and all input through the hotline or by email to MRLBA staff. All inquiries will be addressed by Program and Operations Managers at MRLBA, with responses shared directly and summarized at subsequent public workshops or Select Board meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan Extensive hazardous building materials (ACM, LBP, and UWs) and contaminated soil and fill materials, impacted with hazardous substances (Polyaromatic hydrocarbons and heavy metals), have been identified throughout the Site, as summarized in Section 1.b. Contaminated soils located within 2 feet of the ground surface are easily accessible by Site occupants and provide the greatest potential risk to future users of the Site. Under MDEP Voluntary Response Action Program (VRAP), hazardous building materials will be properly abated and impacted soils will be cleaned up to meet MDEP RAGs and other applicable state and federal cleanup standards for mixed use commercial and residential redevelopment. The selected cleanup plan includes preparing the Hartland

Tannery Site for redevelopment through the abatement of hazardous building materials (over 57,500ft²) of ACM roofing, transite panels, and flooring materials, over 500 liner feet (lf) of ACM thermal insulation pipe (TSI), over 600 lf of ACM caulking materials, LBP identified on building and window trim material throughout the entire mill facility, and over 4,500 units of UWs including mercury-containing fluorescent lamps, PCB light ballasts, fire extinguishers, emergency lights, thermostats, refrigeration chemicals, and miscellaneous electronics), demolition of the derelict tannery structures (over approximately 175,000ft² of buildings) to facilitate additional cleanup of contaminated soils beneath the buildings, and installation of on-site capping/barrier systems over contaminated soils (i.e., engineering controls over approximately 11.5 acres of the site) to prevent human contact with identified impacted soils. In conjunction with cleanup and reuse, 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. MRLBA will oversee cleanup activities. The Site has been enrolled in the MDEP VRAP. The Qualified Environmental Professional (QEP) will prepare a Community Involvement Plan (CIP), finalize the Analysis of Brownfields Cleanup Alternatives (ABCA), and develop a final Remedial Action Plan (RAP) along with cleanup construction bid plans and specifications. The QEP will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) and will conduct waste disposal sampling and confirmatory sampling, as necessary. 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 to implement standard industry construction practices to ensure safe conditions and protect the public and our sensitive populations; including dust controls and building/hazard containment systems to contain potentially air-borne hazardous materials and debris during cleanup activities. Waste cleanup materials will be properly disposed of at licensed disposal facilities. Institutional controls (e.g., deed restriction) and an Environmental Media Management Plan (EMMP) will be prepared and recorded to ensure future construction, remediation, utility work, and/or landscaping does not disturb the on-site engineered capping systems. Final cleanup documentation will be prepared and submitted to MDEP & EPA. MDEP VRAP will oversee and approve final environmental regulatory closure.

Description of Tasks/Activities and Outputs

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

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| Task 1: Cooperative Agreement Oversight |
| <p>b. Project Implementation: <u>EPA-funded tasks/activities:</u> Project coordination and oversight; Grant management/cooperative agreement oversight, compliance with technical requirements, ensure protection of human health and the environment; Develop a Request for Proposals (RFP) and select a QEP in accordance with applicable federal procurement regulations; attend two National Brownfields Training Conferences and two Regional Conferences; prepare performance and financial reports including quarterly reports, Davis-Bacon Act (DBA), Disadvantaged Business Enterprise (DBE), and Build America, Buy America (BABA) reporting, and routine updates to ACRES as required under this cooperative agreement. Meet with QEP at least biweekly to track project progress. <u>Non-EPA grant resources needed to carry out tasks/activities:</u> Portion of MRLBA support will be in-kind for project oversight (staff time for financial drawdowns from ASAP, maintaining files, planning, legal services, procurement of QEP, or any other project oversight activities in which epa-funded budgeted staff time is not sufficient).</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: MRLBA will lead all programmatic grant activities. MRLBA will develop an RFP for QEP selection and establish a Brownfields Advisory Committee (BAC). The QEP will prepare quarterly reports, ACRES updates, and any needed DBA, DBE, and BABA reports.</p> |
| <p>e. Outputs: Competitive RFP and contract for QEP; agendas for biweekly calls between MRLBA and QEP; 16 quarterly reports (1/quarter for 4-years); DBA/DBE/BABA reporting; ACRES input/updates over 4-year grant period.</p> |
| Task 2: Community Outreach & Engagement |
| <p>b. Project Implementation: <u>EPA-funded tasks/activities:</u> Per our community engagement plan (Section 2g above), MRLBA and its QEP will develop a CIP for approval by EPA/MDEP and establish the BAC and meet quarterly. MRLBA, QEP, and community partners will develop an information repository; notify residents, adjacent landowners, and local community of public meetings and cleanup schedules; hold public meetings to inform, educate, solicit public input, and provide written</p> |

responses to comments; update the target community regarding cleanup and redevelopment activities; and prepare public outreach materials. Sampling/monitoring data and interpretations of the results will be shared with the community. A 30-day public comment period will be held to solicit input on the draft ABCAs prior to finalization. MRLBA will provide outreach and communication to the public prior to, during, and following the cleanup work, and generate FAQs.

Non-EPA grant resources needed to carry out tasks/activities: Portion of MRLBA support will be in-kind for additional public outreach support and host meetings at MRLBA's Municipal Building. Community organizations will also assist with outreach.

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 ABCAs and will occur within six months (2nd quarter) of the grant award and following preparation of draft cleanup plans and specifications (i.e., to solicit public input on the final draft abatement/cleanup plans). The 2nd meeting will be held during on-going contractor abatement/cleanup work (progress status meeting), and the 3rd meeting will be held at end of abatement/cleanup. Sampling/monitoring data will be shared during the cleanup (at least once per quarter) Responses to any public comment or questions at these meetings will be documented and posted within 30 days after each public meeting.

d. Task/Activity Lead: MRLBA and QEP will conduct community outreach and engagement tasks. The BAC and community partners will assist with outreach and engagement.

e. Outputs: Establish BAC and meet quarterly (16 meetings total with meeting minutes); information repository; CIP; at least three public 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.

Task 3: Site-Specific Cleanup Activities

b. Project Implementation:

EPA-funded tasks/activities: The abatement of hazardous building materials (over 57,500 square feet (sf) of ACM roofing, transite panels, and flooring materials, over 500 liner feet (lf) of ACM thermal insulation pipe (TSI), over 600 lf of ACM caulking materials, LBP identified on building and window trim material throughout the entire mill facility, and over 4,500 units of UWs including mercury-containing fluorescent lamps, PCB light ballasts, fire extinguishers, emergency lights, thermostats, refrigeration chemicals, and miscellaneous electronics), demolition of the derelict tannery structures (over approximately 175,000 sf of buildings) to facilitate additional cleanup of contaminated soils beneath the buildings, and installation of on-site capping/barrier systems over contaminated soils (i.e., engineering controls over approximately 11.5 acres of the site) to prevent human contact with identified impacted soils. Most of the cleanup grant funds will be used to implement the cleanup plan. Prior to the start of site work, the QEP will prepare a final RAP, design plans and specifications, bidding/contract documents, and cleanup/reuse plans for review and approval by MRLBA, EPA, and MDEP; prepare updated cleanup cost estimates, as necessary; pre-bid site visit with potential contractors; and prepare a SSQAPP for waste disposal characterization sampling and confirmatory sampling. MRLBA and QEP will review contractor bids and select a cleanup contractor through a competitive procurement process in accordance with EPA procurement requirements and all relevant federal/state requirements. The QEP and selected cleanup contractor will obtain necessary permits. MRLBA and the QEP will be in communication with the community, BAC, MDEP, 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 MRLBA support will be in-kind for contractor procurement and selection and communications throughout site cleanup activities.

c. Anticipated Project Schedule: QEP will 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 the spring of 2027 and will complete cleanup work by Q1-Q2 2030.

d. Task/Activity Lead: QEP with MRLBA oversight will prepare final RAP and bid specifications, SSQAPP, and conduct pre-bid site visit. MRLBA, 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 RAPs, 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: MRLBA and QEP will monitor project progress, public health, and welfare 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 SSQAPP. A deed restriction, EMMP for caps, and cleanup completion report will be completed to obtain MDEP 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 MRLBA 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 spring/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 MRLBA, the QEP will oversee, monitor, and document site cleanup activities. MRLBA will assist with project oversight and will be in communication with BAC, MDEP, and EPA team members throughout the cleanup phase of work. The QEP will also prepare project closure reports and assist MRLBA with grant closeout documentation. MRLBA, QEP, and legal counsel will prepare and record the deed restriction and EMMP for the on-site engineered capping systems.

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

3.f. Cost Estimates:

No administrative costs will be charged to the EPA Brownfield Grant

| Budget Categories | | Task 1: Cooperative Agreement Oversight | Task 2: Community Outreach & Engagement | Task 3: Site-Specific Cleanup Activities | Task 4: Oversee Site Cleanup | Total |
|---------------------------|--------------------|--|--|--|------------------------------------|--------------------|
| Direct Costs | Personnel* | \$10,000 | \$5,000 | \$5,000 | \$5,000 | \$25,000 |
| | Fringe Benefits | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Travel | \$5,000 | \$0 | \$0 | \$0 | \$5,000 |
| | Equipment | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Supplies | \$0 | \$2,500 | \$0 | \$0 | \$2,500 |
| | Contractual | \$32,500 | \$7,500 | \$127,500 | \$147,500 | \$315,000 |
| | Construction | \$0 | \$0 | \$3,652,500 | \$0 | \$3,652,500 |
| | Other | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Direct Costs | | \$47,500 | \$15,000 | \$3,785,000 | \$152,500 | \$4,000,000 |
| Indirect Costs | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Budget | | \$47,500 | \$15,000 | \$3,785,000 | \$152,500 | \$4,000,000 |

* Please note: MRLBA also anticipates it will provide in-kind support for the cleanup oversight in order to provide overall costs savings to the cleanup. The total administrative costs will not exceed 5% of the total grant award.

Task 1: Cooperative Agreement Oversight: \$10,000 for MRLBA personnel to oversee the program (200 hours @ \$50/hour); \$5,000 travel total (\$2,000 airfare, \$2,000 hotel, \$1,000 per diem for one MRLBA staff to attend two EPA

National Conferences and two Regional Conferences/Meetings; and **\$32,500** contractual for QEP to assist MRLBA with cooperative agreement oversight and reporting (260 hours @ \$125/hour average). **Total Task 1 = \$47,500.**

Task 2: Community Outreach and Engagement: \$5,000 for MRLBA personnel to support community outreach (100 hours @ \$50/hour); **\$2,500** for supplies (five newspaper ads/press releases and five cleanup fact/information sheets @ \$250 each); and **\$7,500** contractual for QEP to assist MRLBA with public outreach efforts, deliverables such as the Community Involvement Plan (CIP) and public meetings (60 hours @ \$125/hour average). **Total Task 2 = \$15,000.**

Task 3: Site-Specific Cleanup Activities: \$5,000 for MRLBA personnel to facilitate site-specific cleanup activities (100 hours @ \$50/hour); **\$127,500** contractual for QEP to 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, MDEP, and contractors (1,020 hours @ \$125/hour average); **\$3,652,500** total estimated cleanup construction costs for (1) hazardous building materials abatement (removal of ACM, LBP, UWs = \$500,000); (2) demolition and disposal of buildings (175,000 sf @ \$11.48/sf = \$2,010,000); (3) off-site disposal of construction wastes (\$57,000 lump sum); and (4) installation of engineered cap/cover systems over impacted soil (approximately 11.5 acres @ \$94,391/acre = \$1,085,500). **Detailed Costs Per Unit and lump sum estimates are based on initial cleanup planning, preliminary ABCA, and QEP/contractor estimates. Total Task 3 = \$3,785,000.**

Task 4: Oversee Site Cleanup: \$5,000 for MRLBA personnel to oversee the site cleanup activities (100 hours @ \$50/hour) and **\$147,500** contractual for QEP to oversee the cleanup activities, perform necessary project monitoring and documentation, collect and analyze waste disposal and confirmatory samples, attend at least five project status meetings with BAC, and prepare remediation and grant closure reports (1,180 hours @ \$125/hour average based off QEP estimates). **Total Task 4 = \$152,500.**

3.g. Plan to Measure and Evaluate Environmental Progress and Results: At the beginning of the project, MRLBA 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. We will meet 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. We will also track ongoing outcomes including reduction of environmental risks; volume of soil and acres of land cleaned up; number of jobs created; amount of leveraged cleanup and redevelopment funds; meeting one or more of the 5 Pillars of EPA's Powering the Great American Comeback Initiative (e.g., Clean Air, Land, and Water for Every American), and other leveraged or environmental & economic outcomes. The outputs and outcomes will be reviewed and revised regularly in conjunction with regional EPA and MDEP staff to ensure the project is successful.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Organizational Structure MRLBA is a statewide quasi-governmental entity established by Maine statute to acquire, remediate, and return distressed and contaminated properties to productive use in partnership with municipalities across Maine. The organization operates under an independent governing board and is supported by professional staff with experience in redevelopment, public finance, environmental compliance, and community engagement. MRLBA is fiscally sustainable with operations supported by a tonnage surcharge on construction & demolition debris from Maine's waste processing facilities, estimated at approximately \$1.8M/year. The organization employs a centralized project management and fiscal oversight structure to ensure timely, transparent, and compliant use of federal funds. Grant administration is led by senior staff responsible for budget management, procurement compliance, reporting, and coordination with contractors and regulatory agencies. Financial management systems meet the requirements of 2 CFR Part 200, including separation of duties, internal controls, documentation standards, and audit readiness. For this EPA Cleanup Grant, MRLBA will utilize a project specific management framework integrating technical remediation oversight, contractor management, financial controls, and reporting. This structure ensures cleanup activities remain aligned with the approved workplan, schedule, budget, and comply with EPA cooperative agreement requirements including quarterly reporting and ACRES data entry. Grant funds will be drawn on a reimbursement basis for incurred allowable costs to support proper cash management and avoid idle funds. All financial, procurement, and programmatic records will be retained in accordance with federal requirements and made available for EPA review or audit. **Board Support:** MRLBA's governance structure has strong subject matter expertise relevant to EPA Brownfields Cleanup Grants, including ex officio representation from MDEP, providing expertise in brownfields programs and oversight of EPA funded activities, and MDECD, contributing experience in

community engagement, redevelopment planning, and post new business reuse. Appointed Commissioners bring backgrounds in environmental engineering, brownfields remediation, banking, and finance. This strengthens MRLBA's fiscal stewardship and project oversight.

4.b. Description of Key Staff The EPA Cleanup Grant will be administered by MRLBA's senior leadership and core staff, with support from specialized technical contractors as needed. **Executive Director:** Executive Director, Stuart "Tuck" O'Brien, provides overall oversight and accountability for grant performance, ensuring compliance with federal, state, and statutory requirements. **Programs Manager (Project Director):** MRLBA's Programs Manager, Gabriel Gauvin, serves as the Project Director for the Cleanup Grant and is responsible for implementation, contractor coordination, schedule management, budget monitoring, cooperative agreement compliance, reporting, and coordination with local and state governments. Gabriel has prior experience administering multiple EPA Cleanup Grants, Assessment Grants, and a Revolving Loan Fund, including management of environmental consultants and remediation contractors, regulatory coordination, and grant closeout. Previous grant management was at both the local municipal and regional levels, serving three different Maine counties. **Operations Manager (Grant Coordination and Oversight):** Jennifer Litteral, Operations Manager, supports grant administration through coordination of financial management, procurement compliance, reporting, and internal controls. This role supports ACRES reporting in coordination with the Project Director and EPA Project Officers to ensure data accuracy and compliance with reporting standards. Jennifer attended the 2025 National Brownfields Conference, including an ACRES reporting seminar. **Finance and Administrative Support:** MRLBA maintains dedicated financial management capacity to track expenditures, monitor budgets, process payments, and retain documentation in compliance with federal cost principles, supporting accurate reporting and audit readiness. MRLBA regularly completes reporting of our approximately \$1.8M annual budget to Maine's Legislature. MRLBA also actively manages a Lightning Stabilization Grant, providing needed intervention funding to secure municipally owned buildings which would otherwise deteriorate and become unsalvageable or reusable. Together, the MRLBA team brings experience in redevelopment finance, environmental remediation coordination, municipal engagement, and compliance-based project delivery, positioning the organization to successfully administer EPA Cleanup Grant funds.

4.c. Acquiring Additional Resources MRLBA maintains established procedures to procure specialized expertise required for environmental cleanup activities. Environmental consultants, engineers, and remediation contractors will be procured through full and open competition in accordance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33, including the Environmental Protection Agency Disadvantaged Business Enterprise (DBE) program requirements. MRLBA will document DBE good-faith efforts using required EPA reporting forms. All procurements exceeding the micro-purchase threshold will follow documented competitive procedures, including defined scopes of work, transparent evaluation criteria, and price reasonableness reviews. Firms that assist in developing specifications or scopes of work will be excluded from competing for related procurements, consistent with **2 CFR §200.319(b)**. MRLBA does not use sole-source procurement for services available in the commercial marketplace and includes price as a selection factor, except where qualifications-based procurement is permitted under federal and state law for licensed architectural or engineering services. When subrecipients are utilized, MRLBA will ensure eligibility and compliance with EPA Subaward Policy and clearly distinguish between procurement contracts and subawards. Subrecipient oversight will include formal agreements, performance monitoring, and compliance reviews.

Past Performance & Accomplishments

4.f. Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements MRLBA is a statutorily established (2022) statewide quasi-governmental entity and has not previously received an EPA Brownfields Grant or other federal financial assistance award that would allow demonstrated past performance under a completed agreement. Despite its recent formation, MRLBA has established the organizational systems, governance framework, financial controls, and partnerships needed to responsibly administer federal funds. Since launch, MRLBA has implemented statewide operations, developed a property and data aggregation platform to support redevelopment decision making, executed a Lightning Building Stabilization Grant program, and advanced its first brownfields site acquisition and cleanup planning effort in coordination with municipal partners and state agencies. MRLBA has established grant administration procedures consistent with EPA Brownfields cooperative agreement requirements and will work closely with its EPA Project Officer to ensure compliance, transparency, and timely reporting. MRLBA submits this application with demonstrated readiness to meet all administrative, financial, technical, and reporting requirements associated with an EPA Brownfields Cleanup Grant.

HARTLAND TANNERY BROWNFIELDS CLEANUP SITE
MAINE REDEVELOPMENT LAND BANK AUTHORITY

EPA CLEANUP GRANT THRESHOLD CRITERIA RESPONSES

(1) Applicant Eligibility

- a. Applicant Type: Maine Redevelopment Land Bank Authority (MRLBA) is a **quasi-governmental entity** that operates under an appointed board of commissioners and was established by State Statute. A copy of our bylaws, the state statute, our current board of directors, IRS ID information, and SAM status are appended to this document below.
- b. MRLBA is not a 501(c)(3)/(4) nonprofit and does not lobby the federal government.

(2) Previously Awarded Cleanup Grants

- a. MRLBA affirms the Hartland Tannery Brownfields Cleanup Site has not previously been the recipient of any EPA Brownfields Cleanup Grants.

(3) Expenditure of Existing Multipurpose Grant Funds

- a. MRLBA affirms it does not have any actively open, or previously received EPA Brownfields Multipurpose Grants.

(4) Site Ownership

- a. Owner of the Site: Maine Redevelopment Land Bank Authority (MRLBA) is sole owner of the target cleanup site.

(5) Basic Site Information

- a. Hartland Tannery Brownfields Cleanup Site
- b. Multiple parcels at 9 Main St, 3/30 Main St., and 18 Canaan Rd., in Hartland, ME 04943

(6) Status and History of Contamination at the Site

- a. The target site is contaminated with hazardous substances.
- b. The target site has been used for mill and manufacturing, or tanning operations since the 1820's. Most recent site users include two previous tannery operators. Operations began in 1937, reduced in the early 2000's but did not fully conclude until 2020.
- c. Environmental concerns at the site predominantly revolve around the previous tannery use and remaining buildings. The building structures are generally poor, deteriorating, and pose a potential risk of continued spread of hazardous materials if not secured or demolished properly. Geospatially, the target site is located in Hartland's village center, surrounded by civic buildings, residences, multifamily housing, businesses, and is bordered on one side by the Sebasticook River. The close proximity to both residences, and natural resources, pose an environmental concern to the Town, its residents, and to Maine DEP, evidenced by their previous site assessments at this target area.
- d. The site became contaminated through approximately 200 years of industrial use, most impactful being the operation of the Tannery businesses, using harmful chemicals, dyes, and not following proper storage and management best practices. Identified contamination and Site conditions include: arsenic, lead, and/or benzo(a)pyrene-impacted soils (at concentrations exceeding applicable Maine Department of Environmental Protection (MDEP) Remedial Action Guidelines (RAGs)), vinyl chloride impacts in groundwater exceeding applicable RAGs, and wide-spread Hazardous Building Materials (HBM) including asbestos containing material (ACM) in roofing, pipe insulation, sink covering, shingles, and tank blankets, polychlorinated biphenyls (PCBs) in caulks, glazes, and adhesive mastics, and lead-based paint (LBP). In addition, due to documented spills within the site buildings and identified floor drains and trenches that discharged to the

subsurface, impacted soils are likely present beneath the buildings.

(7) Brownfield Site Definition

- a. MRLBA affirms that the site **is eligible** and meets the definition of a brownfield site under CERCLA §101(39).
- b. MRLBA affirms that the site **is not** listed or proposed for listing on the National Priorities List; **is 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 is not** subject to the jurisdiction, custody, or control of the U.S. government.

(8) Environmental Assessment Required for Cleanup Grant Applications

- a. Previous assessments completed on site include
 - i. February 1, 2021, *Phase I Environmental Site Assessment/Preliminary Assessment, Tasman Leathers (formerly Irving Tanning/Prime Tanning)*, prepared by TRC;
 - ii. March 24, 2021, *A Hazardous Waste Generator Closure Report*, prepared by the MEDEP;
 - iii. January 3, 2022, *Phase II Environmental Site Assessment Summary Report, Tasman Leathers (formerly Irving/Prime Tanning), 9 Main Street, Hartland, Maine 04943*, prepared by TRC;
 - iv. August 23, 2023, *Polrep #3 Irving Tanning Main Street Facility Removal*, prepared by the EPA;
 - v. October 31, 2023, *Phase II Environmental Site Assessment Summary Report – Tasman Leathers*, prepared by TRC;
 - vi. November 14, 2023, *Limited Asbestos and Other Hazardous Materials Survey Report*, prepared by TRC;
 - vii. September 19, 2025, *Limited Hazardous Building Materials Survey Report for 9 Main Street, Hartland, Maine*, prepared by TRC;
 - viii. June 9, 2025, *Limited Asbestos, Polychlorinated Biphenyl, Lead Based Paint, and Other Hazardous Materials Survey Report, Irving Tanning, 3 Main Street, Hartland, Maine 04943*, prepared by TRC;
 - ix. October 9, 2025, *Limited Hazardous Building Materials Survey Report, Irving Tanning, 18 Canaan Road, Hide House, Maine 04943*, prepared by SES/TRC; and
 - x. December 2025, *Phase I ESAs for 30 Main, 9 Main, and 18 Canaan Road (Hide House), Hartland, Maine 04943*, prepared by TRC.
 - xi. *January 2026, Preliminary Analysis of Brownfields Cleanup Alternatives, for 30 Main, 9 Main, and 18 Canaan Road (Hide House), Hartland, Maine 04943, prepared by TRC.*

(9) Site Characterization

- a. NA
- b. Letter from Maine Department of Environmental Protection is appended to this document.
- c. NA

(10) Enforcement or Other Actions

- a. MRLBA affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

(11) Sites Requiring a Property-Specific Determination

- a. MRLBA affirms this site does not need a Property-Specific Determination

(12) Threshold Criteria Related to CERCLA/Petroleum Liability

Property Ownership Eligibility – Hazardous Substance Sites

- a. Information on the Property Acquisition
 - i. MRLBA purchased the site from the previous owner, an out-of-state bankruptcy trust, and achieved fee simple title ownership of the target site as of January 20, 2026.
 - ii. The property acquisition closing occurred on January 20th, 2026, and received notification of the transaction recorded in the Somerset County Registry of Deeds on January 22nd, 2026.
 - iii. MRLBA has fee simple title ownership of the target site.
 - iv. MRLBA acquired ownership from Development Specialists, Inc., a trust created to hold the properties following previous bankruptcy proceedings.
 - v. MRLBA has no previous familial, contractual, corporate, or financial relationships or affiliations with prior site owners or operators.
- b. Pre-Purchase Inquiry
 - i. MRLBA had Phase I ESAs for 30 Main, 9 Main, and 18 Canaan Road (Hide House), Hartland, Maine 04943, prepared by TRC Companies.
 - ii. AAI / Phase I work was completed by a qualified environmental professional through TRC Companies.
 - iii. The AAI/Phase I work was completed within 180 days of property acquisition.
- c. Timing and/or Contribution Toward Hazardous Substances Disposal
 - i. MRLBA affirms that all disposal of hazardous substances at the site occurred before we acquired the property, and that MRLBA has in no way contributed to releases at the site.
 - ii. MRLBA affirms it has 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
 - i. There have been no uses of the site since MRLBA took ownership. The site remains secured and vacant and will continue to be vacant through the cleanup process.
- e. Continuing Obligations
 - i. There have been and continue to be no continuing releases on site
 - ii. MRLBA has secured the site and ensured that no operation activities take place which would threaten the potential for future releases. The site is vacant and will remain so.
 - iii. MRLBA has secured the site to maintain its vacancy until cleanup can be completed, this will continue to prevent exposure to any previously released hazardous substances.
 - iv. MRLBA affirms that we are complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls, are assisting and cooperating with those performing the cleanup and providing access to the property, complying with all information requests and administrative subpoenas that have or may be issued in connection with the property, and will provide all legally required notices.

(13) Cleanup Authority and Oversight Structure

- a. MRLBA has already submitted the site into Maine Department of Environmental Protection's Voluntary Response Action Program (VRAP) and will work with both State and EPA project managers to ensure compliance and completeness of cleanup activities.
- b. MRLBA has already completed outreach to abutting properties, notifying of future cleanup activities planned for the target site. All abutters have provided verbal agreements to participate and support the cleanup activities in whatever way possible. Continuous outreach and notification of cleanup activities will be done to ensure public awareness. If necessary, MRLBA will partner with the Town of Hartland to gain access to sites for cleanup or sampling purposes.

(14) Community Notification

- a. The draft ABCA was developed, and made available for the public, including an in-person review where public comment was collected. Additional information on public comment, responses, digital submissions, and the draft ABCA are appended to this document.
- b. Ads were placed in two local newspapers, the Town Office, Town Website, MRLBA website, and social media pages more than 14 calendar days before the application submission. Copies of the draft grant application and ABCA were made available at the Town Office, or could be emailed upon request
- c. MRLBA held a public meeting at the Irving Tanning Community Center in Hartland, ME on January 20th, 2026. This public meeting provided free refreshments, childcare in the Community Center's gymnasium, and copies of the draft application and ABCA. The application, proposed reuse plan, and ABCA options were reviewed.
- d. Documentation of the public posting, public hearing, collected questions and answers, and attendance are appended to this document. ABCA is also attached.

(15) Contractors and Named Subrecipients

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



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

November 21, 2025

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

Dear Tuck O'Brien:

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

The Maine Redevelopment Land Bank Authority has developed an application requesting site-specific federal Brownfields Cleanup funding for the Irving Tanning Main Street Facility, located at 3 and 9 Main Street and 18 Canaan Road, Hartland, Maine.

The Department affirms that:

- i. The Maine Redevelopment Land Bank Authority 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 Christopher 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

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