



**Lincoln Biobased  
Development  
Corporation**

R01-26-C-018

**29 Main Street  
Lincoln, Maine 04457  
207-841-9955**

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**B. Application Information Sheet**

**1. Applicant Identification-**

Lincoln Biobased Development Corporation  
29 Main Street,  
Lincoln, Maine 04457-1496

**2. Website URL**

We do not maintain a website.

**3. Funding Requested-**

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

**4. Location**

- a) Lincoln;
- b) Penobscot County;
- c) Maine

**5. Property Information**

Lincoln Biobased Development Corporation Parcel 3 West  
50 Katahdin Avenue  
Lincoln, Maine 04457

**6. Contacts**

- a. Project Director  
Vicki Rusbult;  
207-951-0738;  
[vrusbult@economicsolutionsme.com](mailto:vrusbult@economicsolutionsme.com)  
29 Main Street, Lincoln, Maine 04457-1496
  
- b. Chief Executive/Highest Ranking Elected Official  
Wayne Berry  
207-356-0355;  
[wayne.berry@eurovia.us](mailto:wayne.berry@eurovia.us)  
29 Main Street, Lincoln, Maine 04457-1496

**7. Population-4,876 (2025)**

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less	Page 1
The Applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	Page 4
The proposed brownfield site(s) is impacted by mine-scarred land	NA
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.	Page 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).	Page 1
The reuse site(s) is in a federally designated flood plain.	NA
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the proposed site(s) will incorporate energy efficiency measures	Page 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 3
The Target Areas(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

9. Releasing Copies of Applications. No issues.



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM  
COMMISSIONER

January 14, 2026

Lincoln Biobased Development Corporation  
Attn: Wayne Berry, President  
29 Main Street  
Lincoln, ME 04457

Dear Wayne Berry:

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

LBDC has developed an application requesting site-specific federal Brownfields Cleanup funding for the Lincoln Paper & Tissue Parcel 3 West site located at 50 Katahdin Avenue, Lincoln, Maine.

The Department affirms that:

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

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

Sincerely,

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

cc: EPA Brownfields Region 1

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

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
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312 CANCO ROAD  
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(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

website: [www.maine.gov/dep](http://www.maine.gov/dep)

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION a. Overview of Brownfield Challenges and Description of Target Area**

The Town of Lincoln (Lincoln) is a small, rural, northern Maine town with a population of 4,876 (2025 US Census) in Penobscot County. In 1883 Lincoln Pulp & Tissue (LP&T) acquired two sawmills and a tannery to establish a paper mill. For the next 130 years, the town and mill thrived as a result of our proximity to abundant and diversified forests and the Penobscot River, which provided an important transportation commerce corridor. During this period, people moved to our region and enjoyed prosperity and respectable jobs at the mill. With little economic diversity, LP&T was the region's largest employer and the economic bedrock.

In November of 2013, a boiler explosion caused catastrophic damage and spewed massive amounts of asbestos across the site. This contributed to financial hardships resulting in bankruptcy and permanent closure of the mill. LP&T's closing produced the largest regional Brownfields (369 acres) and a domino effect, creating closures of other supporting businesses resulting in almost a dozen smaller Brownfields. The closure of businesses in Lincoln led to a range of economic and environmental difficulties for the community. Most significantly, the challenge of revitalizing the local economy has become central to Lincoln's future.

The business closings resulted in the loss of jobs, a decrease in tax base resulting in reduced budgets for community services, blight from the abandonment of the mill site, a decline in other supporting businesses, an increase in crime, and a general lack of community morale. Redeveloping the LP&T site presents several key challenges that we are actively working to overcome. These include gaining a comprehensive understanding of our community's specific needs, thoroughly evaluating potential redevelopment opportunities, and defining a phased and strategic path forward. Removing barriers such as environmental contamination is critical to our efforts, as is securing the necessary funding and marketing to make our reuse vision a reality.

To address these challenges effectively, we are building a dynamic team comprised of ourselves (Lincoln Biobased Development Corporation [LBDC]), the other five non-profit owners of LP&T parcels, the Town of Lincoln, community members, and invested stakeholders. By fostering strong partnerships and encouraging active participation from all parties, we aim to expedite the redevelopment process and tackle obstacles directly as they arise. This grant will aid in overcoming these challenges by assisting in the redevelopment of LP&T that can provide jobs, tax base, pride, and economic support for a revitalized community.

### **1.b. Description of the Proposed Brownfield Site(s)**

The LP&T site is near the heart of downtown Lincoln and adjacent to the Penobscot River as well as a portion of the Penobscot Indian Nation (PIN) Reservation. LP&T consists of over 60 buildings; aboveground and underground storage tanks (ASTs and USTs); and a total of 15 solid waste disposal areas (SWDA). The 369-acres are comprised of 13 subdivided parcels. Six contiguous parcels are now owned by non-profit corporations which are working together to clean up the mill and advance redevelopment. LBDC is a nonprofit entity that acquired the site from the Town of Lincoln in 2023. The target area is an 11.83-acre portion adjacent and on the west side of Mattanawcook Stream near the central hub of the former LP&T site, referred to as Parcel 3 West (P3W). P3W consists of the Recovery Building #18, Boiler Building #24, and Filter Plant #27.

The 2013 explosion occurred within the Recovery Building #18 and caused extensive damage to structures, notably asbestos-containing material (ACM) that surrounded the boiler and ACM exterior siding. Ongoing deterioration, especially of ACM siding on Buildings 18 and 24,

has led to dangerous conditions with debris falling during strong winds. The buildings are now unsafe and unusable. The site appears "apocalyptic" with Recovery Building #18's tall, decayed framework visible from miles away, serving as a poignant reminder of the community's loss.

Polychlorinated biphenyl (PCB) sampling during a Phase II ESA at former transformer location encountered PCB concentrations greater than 50 parts per million (ppm). Further characterization determined the entire 20' x 16' electrical room concrete floor inside Recovery Building #18 was impacted with PCBs greater than 50 ppm. Based on a detailed Universal and Hazardous Waste Inventory and a Phase II Assessment, large quantities of ACM are present in all buildings as well as a variety of Universal and Hazardous wastes and PCBs, 774 mercury-containing fluorescent lights and 20 ballasts were found. Six units containing Freon and approximately 143 lead acid batteries were observed.

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

The goal of LBDC is to cleanup P3W and incorporate this parcel with other LP&T parcels to create the Maine Forest Products Innovation Park (MFPIP). MFPIP is a subpart of the larger Forest Bioproducts Advanced Manufacturing Tech Hub with a mission aiming to transform Maine's vast forests into high-value, sustainable materials, replacing plastics and chemical products. We will take advantage of our proximity to abundant forests and a regional workforce that has generations of industry experience. This plan aligns with Lincoln's Comprehensive and Revitalization Plan which identifies three goals for LP&T: 1) remove environmental issues and blight that restrict redevelopment; 2) secure funding for needed infrastructure improvements; and 3) attract and secure new business investment.

This plan evolved from multiple Town meetings with nearly unanimous support from all parts of our community including those underserved. Our reuse strategy to prospective businesses involves marketing clean and developable properties with access to infrastructure. This grant will allow us to build on our strategic redevelopment progress. It will increase our ability to clean up other parcels which will attract more businesses and direct and indirect jobs. It will expand our tax base and bring future prosperity for the entire region. It will also remove blight and discourage vandalism.

### **1.d. Outcomes & Benefits of Reuse Strategy**

Our small community is the center of our regional economy. New businesses will employ our citizens, provide catalysts for growth of current and new supporting business, and generate optimism. P3W reuse strategy of removing contaminants for the creation of MFPIP is being implemented in conjunction with the Town for redevelopment of all LP&T parcels. MFPIP's first tenant, Biofine, is a bio-energy production company that uses cellulose from waste wood products to produce 100% renewable chemicals and carbon-negative biofuels. They plan to hire 470 employees and have signed a 20-year lease to use 85,000 sf of an existing building on over 12 acres of an adjoining LP&T parcel. Our second tenant, Form Energy, plans to construct the world's largest iron-air technology battery storage facility: an 85-megawatt sustainable energy facility that can power 60,000 homes reducing dependence on imported fossil fuels. This will create 200 construction and 5-10 full time jobs for MFPIP. This will be financed using a US Department of Energy \$147,000,000 grant that they will match to allow our citizens to increase resilience by producing local energy.

A third parcel, formerly an excavated solid waste disposal area, has been converted into an asbestos consolidation area (ACA) for the disposal of ACM specifically for LP&T. ACM is the most predominant contaminant of concern. This disposal alternative significantly reduces cleanup costs as well as reduces transportation emissions. Once the ACA is at capacity, a 5-acre solar farm is planned for construction over the ACA.

In redeveloping the mill to MFPIP, we are investing in Maine's forest products industries which we anticipate will benefit the community directly and indirectly, by inducing household spending, reducing tax burden, increasing Town and school budgets strengthening other essential services, and attracting new opportunities. Maine's forest resources have long supported a forest-based economy. Maine forests are relatively resilient to predicted climate change. A key vision of the MFPIP is positioning Lincoln as a "go to" site for the future of forest products with an emphasis on innovation. Forest products are the backbone of Maine's economy, particularly in the rural areas. The State forest economy's estimated impact of \$8.2 billion and nearly 40,000 jobs matters.

The MFPIP design incorporates walking trails through an adjacent parcel to P3W to accommodate trails for access to the Penobscot River and a bypass road that utilizes adjacent Parcel 5 as a truck access entrance to avoid added traffic on Main Street. Penobscot County is centrally located in northern Maine. Climate change impacts in this region are primarily increased air and surface water temperatures and increased precipitation which impacts stormwater management practices. The redevelopment plans will feature energy efficient cooling system and incorporate conservative stormwater management strategies to address increasing storm frequency and ensure sufficient capacity for detention ponds.

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

The funding for the 3 buildings to be more thoroughly sampled for ACM shall be conducted using Lincoln's FY25 Assessment grant. All existing buildings in the P3W are anticipated to be demolished due to poor conditions and increased damage upon the removal of the ACM. PCB impacts within Recovery Building #18 has been laterally characterized. A Self-Implementing Plan shall be prepared per Toxic Substance Control Act (TSCA) requirements and implemented as approved. Therefore, approximately \$10K will be needed for PCB cleanup verification. During the proposed universal and hazardous waste removal, unidentified substances may require disposal characterization.

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

LBDC has estimated the cost of ACM remediation based on the inventory generated from previous work. This grant will allow us to complete the remediation and allow redevelopment. If additional funding will be necessary to complete the ACM cleanup, we will seek additional funding from the two existing Brownfields RLFs.

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

The effective redevelopment of LP&T is a significant undertaking and is anticipated to occur in a phased approach. With the assistance of Lincoln and the other parcel owners, the consortium has secured over \$17,000,000 with another \$8,900,000 pending. The funds are as follows (funds pending are in parenthesis): MEDECD cleanup loan and grant \$1,232,500 for an adjoining parcel which will house MFPIP's Biofine; Northern Border Regional Commission (NRBC) \$638,000, \$450,000 from Maine Rural Development Authority, (\$500,000) from Maine

Technology Institute, & US Economic Development Administration (EDA) (\$3,760,000) to assist in building the MFPIP development center; Town of Lincoln's grant to provide economic development, engineering, and planning \$5,000,000; EMDC's RLF loan to clean up an adjacent parcel \$380,000; \$205,000 from Maine Development Foundation for planning; \$5,750,000 Brownfields Cleanup Grants for adjoining parcels, and Congressional Direct Spending (CDS) for MFPIP infrastructure for 2024 \$3,499,800 and for 2025 is awaiting Senate confirmation (\$4,500,000). We are also anticipating additional funding from: Town tax increment financing (TIF), State bonds, and New Market tax credit financing.

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

Redevelopment of the P3W will reuse the following infrastructure: railroad; 3-phase power; natural gas distribution lines; fiber internet; local airport; Interstate 95 access; public water, and sanitary sewer connection. LBDC and other MFPIP stakeholders are negotiating with the Penobscot Indian Nation (PIN) to grant them access to the Penobscot River, providing them a much-needed launching platform to access their islands within the Penobscot River and to construct a facility to support fishing and recreational uses.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2.a. Community Need for Funding**

Lincoln's 4,876 residents making less than one half the US household Median income creates funding challenges. Lincoln faces socio-economic challenges that underscore its designation as a disadvantaged community. The Social Vulnerability Index (SVI) for Lincoln is 0.91 (USDA overall), making it one of the most vulnerable in the nation. Securing adequate funding for environmental remediation and redevelopment remains a daunting barrier. Local revenues are constrained by the limited tax base. LBDC does not have the financial capacity to support the cleanup. Funding for projects of this scale is scarce. The Brownfields program has proven success in removing contaminants which improves public health, spurs economic growth, creates new employment opportunities, and expands the tax base. This grant will enable the community to overcome barriers posed by high vulnerability and limited resources, while providing essential services and opportunities that will benefit current and future generations.

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

This grant will make substantial improvements to both the health and welfare of the target community, with particular benefits for low-income families, children, older adults, and pregnant women residing near P3W. The funding will facilitate redevelopment of the site, create new employment opportunities, and increase local tax revenue. In addition, it will address health risks associated with on-site contaminants by reducing exposure for visitors and future workers at P3W. Currently, youth are especially vulnerable, as the abandoned site attracts children who may engage in vandalism and subsequently face exposure to asbestos and other hazardous substances. Adult trespassers, often individuals with limited income, education, and lacking health insurance, frequently attempt to salvage remaining materials, further increasing their risk. The area is also used for illicit drug activities. These historically underserved populations have less access to healthcare and face higher risk of disease due to contaminant exposure. Remediation will remove pathways to exposure and promote positive redevelopment, reducing crime and vandalism in the process.

<b>Health Statistics for Penobscot County Shared Community Health Needs 2025</b>				
<b>Data for the year 2022</b>	<b>Lincoln*</b>	<b>Penobscot County</b>	<b>Maine</b>	<b>US</b>
Median Household Income	\$33,750	\$59,438	\$68,251	\$75,149
Unemployment Rate	2.9%	2.9%	3.1%	3.6%
Individuals Living in Poverty	19.9%	13.4%	10.9%	12.5%
Children Living in Poverty	12%	14.8%	13.4%	12.4%
65+ Living alone	NA	31.2%	29.5%	27.2%
High School Student Graduation	79.3% **	86.5%	87.3%	87%

\*-Data USA, \*\*-Lincoln public school record, 2023

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

This grant award will address health risks related to the migration of asbestos and exposure to polychlorinated biphenyls (PCBs). Remediation of these contaminants will enable the safe demolition of derelict buildings and support redevelopment initiatives designed to promote the well-being of the adjacent low-income community, local youth who may inadvertently access the site, and future employees of Biofine and Form Energy. The target community is predominantly low-income, confronts educational barriers, and has a high proportion of uninsured individuals. Furthermore, the residents have increased rates of drug overdose and cancer mortality. In 2017, Maine ranked sixth nationally for opioid overdose deaths, with a rate of 29.9 per 100,000 people annually compared to the national average of 14.5 (National Institute of Drug Abuse, 2019). Studies and local accounts show that Maine mill workers have a higher incidence of certain cancers compared to the general population. This elevated risk has been linked to exposure to industrial chemicals, such as dioxins and asbestos, used in paper productions. Data recently released by the National Institute for Occupational Health and Safety, show that Maine has the highest death rate in the nation from mesothelioma (a form of cancer caused by asbestos). High asthma rates statewide are linked to airborne pollutants from old buildings, wood smoke, and regional geography that worsens air quality, all amplified by climate change. Radon, the second leading cause of lung cancer in Maine, affects about one-third of homes, with some areas seeing over half exceeding EPA thresholds, primarily due to uranium-rich granite bedrock. The most vulnerable residents reside in neighborhoods near the mill and endure socioeconomic challenges. The contamination has contributed to ongoing health issues among Lincoln residents.

<b>Health Statistics for Penobscot County Shared Community Health Needs 2025</b>			
<b>Data for the year 2022</b>	<b>Penobscot County</b>	<b>Maine</b>	<b>US</b>
Drug overdose death per 100,000 population	62.0	37.3	21.5
Overall Death Rate per 100,000	905.8	844.3	715.2
All Cancer deaths per 100,000 population	169.5	159.9	144.1
Lung Cancer Deaths per 100,000 population	45.9	40.2	31.8
Heart Attack Deaths per 100,000 population	29.6	24.6	26.8
Diabetes Deaths per 100,000 population	29.6	25.2	25.4
Suicide Deaths per 100,000	17.6	18.3	14.1
Asthma (adults)	13.4%	11.6%	9.8%
Lifetime Depression	23.6%	23.0%	19.5%
Life Expectancy	76.1	78.6	77.5

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

The closing of LP&T eliminated thousands of jobs which devastated household incomes and gutted the regional tax base. Statistics show that the Lincoln residents still suffer disproportionately from the contamination and loss of jobs. Building upon these realities, targeted mitigation is essential to correct historical harms. Community led inclusive redevelopment will restore the health and economy of these most impacted residents.

This grant will provide funding for educational public meetings to discuss environmental concerns and develop strategies to reduce on-going exposure to cancer causing contaminants. It will lead to job creation and increased income. This will allow residents to obtain better housing and healthcare. Because the ill-health of rural people is linked (at least in part) to higher rates of poverty, rural economic development is a key component for offsetting this disparity. We believe MFPIP is our best strategy to increase rural economic and employment growth. It will reverse blight, remove contamination risks, increase the tax base, and provide the community with hope for a more prosperous future. Anticipated new development will cater to the disadvantaged community living near the site that needs the type of jobs that already match their skill set.

Moody's Analytics identifies Maine as one of 22 states in recession. A major factor is the 35% tariff on imports from Canada, Maine's largest trading partner and major source of tourism. In August 2025, Maine's exports were down 29%. Maine's annualized GDP grew only 2.4% in the second quarter of 2025, leaving Maine's economic growth 40th in the U.S.

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

We will convene a steering committee that includes representatives from our underserved community. Members will be selected through an open nomination process, with final selection based on demonstrated commitment to community redevelopment and diversity of perspectives. They will provide grant assistance and efforts to plan for site redevelopment. All citizens will have the right to participate at every level of decision-making. LBDC will facilitate regular public forums, provide translation services, and ensure accessible meeting times.

**Town of Lincoln** Ruth Birtz, Town Economic Development Administrator, p.207-794-3372 Ext 3 [ruth.birtz@lincolnmaine.org](mailto:ruth.birtz@lincolnmaine.org) shall be a key driver behind the development of MFPIP. She will provide significant support for all aspects of this grant. Ruth knows the majority of the stakeholders and is very familiar with many residents located near the mill and in the community. All community engagement meetings will take place at the Town office.

**Forest Opportunity Roadmap/Maine (FOR/Maine)** James Beaupre, University of Maine (Co-Chair) p. 207-581-1345 [james.beaupre@maine.edu](mailto:james.beaupre@maine.edu) will conduct a unique cross-sector collaboration between industry, communities, government, education, and non-profits, to ensure that Maine strategically adapts and capitalizes on our leading role in the global forest economy and support prosperity in our state. FOR/Maine's primary goal is to strengthen and optimize wood products manufacturing, enhance Maine's standing for new capital investment in the forest products industry, and accelerating innovation in forest products. He will be actively planning and seeking new business to occupy the site.

**Eastern Maine Development Corporation (EMDC)** Jennifer King, COO p. 207 974-3238 [jking@emdc.org](mailto:jking@emdc.org) EMDC is a Certified Development Company (CDC), a Micro-Enterprise Development Organization (MDO), and a certified SBA Lender. EMDC offers resources that enhance access to capital alternative financing. EMDC provides a range of commercial lending services and will provide a key role in attracting and financing potential development of MFPIP.

LBDC will maintain a partnership with the **Penobscot Indian Nation** Sean O'Brien, Brownfields Program Coordinator, p. 207 817-7338 [Sean.O'Brien@penobscotnation.org](mailto:Sean.O'Brien@penobscotnation.org). LBDC will have a tribal member to collaborate with our redevelopment efforts and provide insights to develop the trail system and boat launch for the Penobscot River access.

**2.g. Incorporating Community Input**

LBDC shall collaborate with Lincoln to advertise and conduct meetings at the town office. We will also conduct neighborhood and in-person public meetings with the options to participate on-line through Zoom or one-on-one meetings for those most impacted by the cleanup and redevelopment. Community concerns and questions can be answered during these meetings, and we will provide a means to forward written and oral questions through the Lincoln website, social media, the telephone, face-to-face conversations, and traditional media. A repository of all meeting notes, comments and responses, and documents will be available at the Town office. LBDC will have our Qualified Environmental Professional (QEP) and knowledgeable stakeholders at all meetings to provide information and conduct informed responses to community questions about each aspect of our cleanup and redevelopment. We anticipate that the community feedback and suggestions received may alter our anticipated activities but will allow cleanup and redevelopment that will best serve the community. Meetings will take place prior to and after remediation and at appropriate times to discuss options and updates. The meetings will be designed to convey useful data regarding environmental conditions, strategies for reducing human exposures to contaminants, cleanup plans, and redevelopment options.

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

**3.a Proposed Cleanup Plan**

Our QEP will draft a final ABCA, community relations plan, remedial action plan, a PCB Cleanup Plan, QAPP, and bid specifications for ACM, PCBs, and universal and hazardous wastes cleanups. Once the most responsive cleanup contractors are selected, cleanup will be conducted. Our QEP will oversee all the remediation within the three Mill buildings. The cleanup will take advantage of the approved ACM disposal cell for the disposal ACM on an adjacent parcel. All universal and hazardous wastes will be managed transported and disposed of at licensed facilities. PCB remediation is proposed for remediating to < 1 mg/kg to allow unrestricted use. At cleanup conclusion, the QEP will draft closure reports.

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

All of the tasks and costs outlined below are to be derived from the approved grant.

<p><b>Task 1: Cooperative Agreement Oversight and Community Outreach</b></p> <p>i. Project Implementation: LBDC will procure a QEP and cleanup contractors in accordance with 2 CFR 200, 2 CFR 1500, and 40 CFR 33. LBDC will oversee all the required reporting including submittal of 4 years of quarterly reports, M/WBE achievements, ACRES updates, entry of the site into the Maine Voluntary Response Action Program (VRAP), and final reporting. The QEP will assist us with grant management, project oversight, community engagement, and notification through a community relations plan. We will travel for State &amp; National Brownfields Conferences, as well as other relevant training during the four-year grant period. We will conduct community engagement meetings for town residents and interested</p>
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stakeholders at significant project milestones. We will use our network to inform the public and update community bulletin boards, the town website, and social media sites.
ii. Anticipated Project Schedule: Ongoing quarterly reporting and at significant milestones for public meetings throughout the grant with more public meetings during year 1 of the grant.
iii. Task/Activity Lead(s): <b>LBDC's Project Director (ProD)</b> , with the assistance of a QEP
iv. Output(s): Attendance at least two national and or state Brownfields conferences; issue an RFP for a QEP, Conduct up to 4 community meetings, a community relations plan, complete quarterly reports (16), MBE/WBE and closure reports, ACRES updates.
<b>Task 2: Environmental Reporting and Engineering</b>
i. Project Implementation: The <b>LBDC ProD</b> will oversee work performed by the QEP which will include preparation of a Remedial Action Plan (RAP), PCB self-implementing cleanup plan (SIP), VRAP, final ABCA, QAPP, cleanup closure documentation, and assurance that cleanups are complete; produce three RFPs and perform bidding needed to select qualified cleanup contractors in accordance with state and federal procurement rules and regulations.
ii. Anticipated Project Schedule: Duration of the 4-year grant, but primarily within 12 months
iii. Task/Activity Lead(s): QEP, under the oversight of the <b>LBDC ProD</b>
iv. Output(s): RFPs (3); RAP (1); final ABCA (1); QAPP (1); VRAP plan; Cleanup Reports (3)
<b>Task 3: ACM Removal &amp; Waste and PCB Cleanups</b>
i. Project Implementation: QEP to oversee Cleanup Contractor performing asbestos removal and proper disposal. A properly procured and licensed cleanup contractor will perform removal and transport of hazardous wastes and PCB-impacted media.
ii. Anticipated Project Schedule: Year 1-3 of the grant
iii. Task/Activity Lead(s): QEP, <b>LBDC ProD</b> overseeing Cleanup Contractor(s)
iv. Output(s): Remediation of Buildings w/ ACM (86,470 SF floor & wall; 17,670 SF roofing, & 1,750 LF insulation); cleanup of PCBs; wastes transported to licensed disposal facilities
<b>Task 4: Administrative Costs</b>
i. Project Implementation: <b>LBDC ProD</b> Overseeing the grant requirements
ii. Anticipated Project Schedule: Year 1 -4 of the grant
iii. Task/Activity Lead(s): <b>LBDC ProD</b> oversee all grant requirements and reporting
iv. Output(s): Complete and properly manage grant with all reporting completed on time.

**3.f. Cost Estimates** An experienced QEP with experience at LP&T helped us to determine costs.

**Task 1: Cooperative Agreement Oversight and Community Outreach & Engagement:** All rates include fringe. Wayne Berry and Vicki Rusbult, ProD, are 1099 employees and members of **LBDC** with no fringe. Mr. Berry 100 hrs x \$100 = \$10,000, Ms. Rusbult 150 hrs x \$100 = \$15,000; Brownfields conferences for 2 (\$3,600 = \$1,000 airfare & car, \$1,600 hotel and food, & per diem & expenses \$1,000). Miscellaneous supplies and postage \$200. QEP time to assist with meetings, closure report, Qrtly reports, and ACRES updates \$16,400.

**Task 2: Environmental Reporting and Engineering:** Mr. Berry 12 hrs x \$100 = \$1,200, Ms. Rusbult 26 hrs x \$100 = \$2,600; QEP time to draft RFPs (3); RAP (1); final ABCA (1); QAPP (1); VRAP (1); Cleanup Reports (3); SIP \$42,000.

**Task 3: ACM, PCB, and Wastes Removal:** Rusbult 30 hrs x \$100 = \$3,000 and Berry 64 hrs x \$100 = \$6,400; QEP costs (\$119,000) to oversee approximately 30 tons of PCB-impacted concrete, proper loading, transportation and disposal of numerous Universal and Hazardous waste items, and ACM removal including 86,470 ft<sup>2</sup> of floor, ceiling and wall paneling, 17,670 ft<sup>2</sup> of roofing, and 25 ft of thermal insulation and an assumed 700 cubic yards within Bldg #18, at a removal estimate of \$3.7M;

**Task 4: Administrative Costs** Ms. Rusbult 300 hrs x \$100= \$30,000, Mr. Berry 100 hrs x \$100=\$10,000

Budget	Agreement Oversight and Community Outreach	Environmental Reporting and Engineering	ACM, Oil, U & Haz Waste, and PCB Cleanups	Admin Costs	Total
Personnel	\$25,000.00	\$3,800.00	\$9,400.00	\$40,000.00	\$78,200.00
FringeBenefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$3,600.00	\$0.00	\$0.00	\$0.00	\$3,600.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
Contractual	\$16,400.00	\$42,000.00	\$119,000.00	\$0.00	\$177,400.00
Construction	\$0.00	\$0.00	\$3,740,600.00	\$0.00	\$3,740,600.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs	\$45,200.00	\$45,800.00	\$3,869,000.00	\$40,000.00	\$4,000,000.00
Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Budget	\$45,200.00	\$45,800.00	\$3,869,000.00	\$40,000.00	\$4,000,000.00

**3.g. Plan to Measure and Evaluate Environmental Results**

LBDC and its QEP will create an electronic calendar to track and assess project progress, outlining all tasks, expected results, and timelines. Key outcomes to be monitored include community outreach, hiring personnel, completing environmental and cleanup reports, site redevelopment, job creation, and increased local tax revenue. LBDC and the QEP will regularly review milestones and adjust schedules as needed to finish the grant project within four years. Progress will also be documented in ACRES and through quarterly reports, community engagement and public feedback on the schedule.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE 4.a. Organizational Structure 4.b. Description of Key Staff**

LBDC's Corporation Director, Wayne Berry, will utilize Vicki Rusbult as the Project Director (ProD) of this grant. Ruth Birtz, from Lincoln, will also consult, but will not charge to the grant. Ms. Birtz has managed three Brownfields grants for the Town of Lincoln. Ms. Rusbult will manage drawdowns, vendor payments, financial reporting and other financial materials. She has previously worked for EMDC managing their Brownfields Community Wide Assessment and Revolving Loan Fund Grants. Ms. Rusbult will assist Mr. Berry in providing overall support

and leadership to the team and will manage all aspects of the grant which includes adhering to 40 CFR 30, 2 CFR 200, and 2 CFR 1500 and ensuring that the grant's Terms and Conditions are fulfilled. Ms. Rusbult has a Doctorate of Education/Educational and Transformative Leadership from the University of New England. Vicki has more than 44 years' experience in project and grants development and management in the fields of economic development, community planning, transportation, and healthcare. Vicki oversees administrative and compliance functions, community and regional economic activities and provides technical assistance for infrastructure planning and development. While formerly employed with EMDC, she managed the Lending Department including brownfields assessment and revolving loan programs. She led EMDC's grants development and provided one-on-one support to communities and non-profits seeking grant funds and business services. A QEP will also assist in grant management.

Mr. Berry, a long-time Lincoln resident, also serves as the Division Manager for Northeast Paving. Wayne brings decades of contracting experience to this team. He is familiar with forming effective teams to complete large projects. He is also very knowledgeable about town issues, and various community neighborhoods and groups. He will be integral in assisting with community outreach activities.

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

Through the continuous tracking of the schedule and milestones by LBDC's ProD and the QEP, we will have the ability to determine if additional expertise or resources are needed to complete the project. If needed, LBDC has the resources required to comply with federal policies including 2 CFR 200, 2 CFR 1500, 40 CFR 33, and all required EPA solicitation clauses. LBDC will host informational sessions for local vendors and use a transparent evaluation process to select qualified businesses for trucking and demolition services.

#### **4.e. Has Not Received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Assistance Agreements 4.e.(1) Purpose and Accomplishments**

LBDC was awarded grant funding of over \$50,000 from the Town of Lincoln and Maine Community Energy Redevelopment Program in October 2024. The grant was to evaluate the structural steel at P3W to determine the cost and viability of recycling it to construct a building on the Site. A report was prepared to document the work which was published in October 2025.

**4.e.(2) Compliance with Grant Requirements** LBDC has complied with all grant requirements in a timely manner and to the complete satisfaction of the grantor.

## **B. Threshold Criteria for Clean-up Grants**

- (1) Applicant Eligibility
  - a. Lincoln Biobased Development Corp is a 501 (c) (3) non-profit corporation and is eligible for award. Articles of Incorporation are attached.
  - b. Lincoln Biobased Development Corp is not exempt from Federal Taxation under section 501(c)(4)
- (2) Previously Awarded Cleanup Grants-Lincoln Biobased Development Corp (LBDC) has not acquired any prior cleanup grants. The Proposed Site has not received funding from a previously awarded EPA Brownfields Cleanup Grants.
- (3) Expenditure of Existing Multipurpose Grant Funds-LBDC does not have a Multipurpose Grant.
- (4) Site Ownership-The Subject Property, a 11.83-acre sub-parcel referred to as Parcel 3 West (P3W), located within the Lincoln Pulp & Tissue Mill Complex was acquired by LBDC from the Town of Lincoln on November 7, 2023 and registered in the Penobscot County Registry of Deeds, Book 16998, Page 5.
- (5) Basic Site Information
  - a. Parcel 3 West
  - b. 50 Katahdin Avenue, Lincoln, Maine 04457
- (6) Status and History of Contamination at the Site
  - a. Hazardous and or Petroleum Contamination: The site is contaminated by both hazardous substances and petroleum; however, primarily hazardous.
  - b. Operational History and Current Use: In 1883 Lincoln Pulp & Tissue (LP&T) took over two former sawmills and a tannery to establish a pulp and paper mill. The LP&T site consists of 369-acres near the heart of downtown Lincoln and adjacent to the Penobscot River as well as a portion of the Penobscot Indian Nation (PIN). The Mill Complex was reportedly developed in 1883 to process black ash/soda (sodium carbonate). In 1893 the process was converted to sulfite pulp and the acid plant's sulfur burner & filter plant was constructed. The Filter Building designed to treat process water prior to discharge to the stream, was constructed in 1929. In 1958, Kraft paper was introduced to the mill and the current Pulp Mill (Building #10) was completed. The facilities wastewater treatment plant began functioning sometime between 1972 and 1975.

The LP&T mill was closed in 2015. Following the closure, EPA conducted remedial activities including, but not limited to, the removal of a variety of wastes, two petroleum aboveground storage tanks (ASTs), and caustic residue within various ASTs. In 2019, a recycling contractor dismantled and transported off-site recyclable materials. Building materials and equipment were demolished and discarded for access to the recyclable materials. Therefore, the condition of the site is poor with debris scattered throughout, buildings no longer habitable, and damaged tanks no

longer usable. With the exception of Phase II investigations under the Town of Lincoln Site Specific Brownfield Assessment grant being conducted, Parcel 3 West has been idle.

- c. Environmental Concerns: Asbestos containing materials (ACM) testing was conducted at the time of the Phase II Environmental Site Assessment (ESA) for all on-site buildings with the exception of the Recovery Boiler #18, Boiler #24, Filter Plant #27 due to the large scale and prohibitive costs for a Phase II ESA. It was previously documented by a 2016 Hazardous Materials that the Recovery Boiler and Boiler #24 were grossly contaminated with friable asbestos and therefore assumed to be positive but without the adequate state and NESHAP sampling requirements for demolition.

Polychlorinated biphenyls (PCBs) were detected above 50 milligram per kilogram (mg/kg) within a MCC room of the Recovery Boiler #18. Characterization at 5-meter grid points confirm the entire 16' X 20' square feet room floor is impacted with PCB concentrations over 1 mg/kg.

- d. How the Site Became Contaminated and extent of contamination: The 100+ years of industrial use at the site as a paper mill and the lack of any regulatory guidelines for many of those years has resulted in releases of hazardous substances and petroleum products through storage, transfer, overfills, damage, and or other means of releases. The ACM is predominant throughout all LP&T buildings and was a common building material used during the construction of these buildings. PCB sampling at former transformer locations throughout LP&T during the site-specific Brownfield Assessment Phase II ESA revealed PCB impacts inside the MCC room of the Recovery Boiler #18. Drums on miscellaneous containers remain on site and need to be addressed to eliminate any future releases.

(7) Brownfield Site Definition

- a. Parcel 3 West or any other portion of the former Lincoln Pulp & Tissue site is not listed or proposed for listing on the National Priorities List.
- b. Parcel 3 West or any other portion of the former Lincoln Pulp & Tissue site 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
- c. Parcel 3 West or any other portion of the former Lincoln Pulp & Tissue site is not subject to the jurisdiction, custody, or control of the US government

(8) Environmental Assessments Required for Cleanup Grant-Phase I ESA, for the entire LP&T site dated July 8, 2019

Parcel 3 Lincoln Paper and Tissue Mill Site Specific Quality Assurance Project Plan, dated July 20, 2020.

Phase I ESA for Parcels 3 and 4A, dated November 1, 2023

Phase II Environmental Site Assessment Parcel 3, Lincoln Pulp & Tissue, dated February 22, 2021.

Analysis of Brownfields Cleanup Alternatives, Parcel 3 West, , Lincoln Pulp & Tissue, 50 Katahdin Avenue, Lincoln, Maine, dated July 20, 2023

All reports prepared by Campbell Environmental Group, Inc.

- (9) Site Characterization
- a. Not applicable, LBDC is not a State or Tribal Environmental Authority
  - b. i. (a) See attached letter from Christopher Redmond, of the Maine Department of Environmental Protection Voluntary Response Program. A copy of the draft VRAP No Action Assurance Letter is attached. (b) The site is eligible (c) Some ACM testing will be needed to meet State demolition requirement.
  - b. ii LBDC will utilize the Town of Lincoln Community Wide Assessment grant awarded FY25 for additional characterization of ACM.
  - c. Not applicable, the site is eligible.
- (10) Enforcement or Other Actions-There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.
- (11) Site Requiring a Property-Specific Determination  
We have reviewed Section 1.5 in the Information on Sites Eligible for Brownfields Funding under CERCLA 104K and confirmed that a Property-Specific determination is not required.
- (12) Threshold Criteria Related to CERCLA/Petroleum Liability
- a. Property Ownership Eligibility information for Hazardous Substances Sites
    - i. Exemption to CERCLA Liability
      - (1) Indian Tribes-Not Applicable
      - (2) Alaska Native Village Corporation and Alaska Native regional Corporation-Not Applicable
      - (3) Property Acquired Under Certain Circumstance by Units of State and Local Government-Town of Lincoln acquired P3W due to LP&T bankruptcy; then transferred to LBDC
    - ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability
      - (1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002-Not applicable
    - iii. Landowner Protections from CERCLA
      - (1) Bon Fide Prospective Purchaser Liability Protection
        - (a) Information on the Property Acquisition- Deed attached
          - (i) Town of Lincoln acquired the property through a combination of bankruptcy and tax delinquency prior to transferring the property to LBDC.

- (ii) Acquired by LBDC on November 7, 2023.
  - (iii) LBDC has Sole Ownership of parcel P3W. Deed is attached. Book 16998, page 5.
  - (iv) Acquired property from the Town of Lincoln
  - (v) No affiliation with the Town of Lincoln other than some collaboration on the redevelopment of LP&T.
- (b) Pre-Purchase Inquiry
- (i.) An ASTM and AAI compliant Phase I was completed by Campbell Environmental Group, Inc. on November 1, 2023
  - (ii.) The report was prepared by Richard Campbell, a Qualified Environmental Professional.
  - (iii.) The Phase I ESA was conducted within 180 days of our acquisition of the property.
- (c) Timing and/or Contributions Towards Hazardous Substances Disposal  
EPA conducted a removal of hazardous waste for the LP&T site from 2018-2019 prior to LBDC acquisition. LBDC has not caused or contributed to any release of hazardous substances at the site. We have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- (d) Post-Acquisition Uses; Since acquiring the property through the present, no onsite activities are known to have occurred or have been authorized.
- (e) Continuing Obligations: Describe in detail the reasonable steps you took with respect to hazardous substances found at the site to:
- (i) there have been no continuing releases to our knowledge, Town staff often monitor the site;
  - (ii) prior hazardous material removal was conducted by EPA and regular inspections are conducted to secure any remaining containers awaiting future removal;
  - (iii) as a result from securing the site from vehicle traffic, police patrol, and posting signage; we have prevented and limited exposure to any previously released hazardous substance.

Affirming Commitment to:

- (i) We will comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
  - (ii) We will assist and cooperate with those performing the cleanup and provide access to the property;
  - (iii) We will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
  - (iv) We will provide all legally required notices.
- iv. Sites with Hazardous Building Material that is not Released into the Environment-LBDC is exempt from CERCLA liability through asserting an

affirmative defense to CERCLA liability and has addressed threshold criteria 12.a.i., 12.a.ii., and 12.a.iii per the FY26 Guidelines.

- b. Property Ownership Eligibility-Petroleum Sites: Not applicable

(13) Cleanup Authority & Oversight Structure

a. Cleanup Oversight

LBDC will contract with a Qualified Environmental Professional (QEP) to oversee the cleanup process and retention of qualified remediation contractors. We anticipate hiring a QEP within 2 months of the grant award to assist with all aspects of the cleanup process including but not limited to public outreach, technical reporting, procurement, oversight, ACRES reporting, MEDEP Voluntary Response Action Program (VRAP) and regulatory agency communications. The QEP will be selected based on an RFP process consistent with the applicable competitive procurement provisions. The selected QEP will work in concert with LBDC Administrator. Cleanup oversight will also be provided by State authorities as Parcel 3 submitted a MEDEP VRAP application on March 30, 2021.

b. Plan to acquire access to adjacent properties

The Site is bordered by three other LP&T parcels (Parcel 4, Parcel 3 East, and the Exclusion Zone) to the east, north, and west. LBDC is collaborating with all LP&T parcel property owner entities for the overall success of the future Maine Forest Products Innovation Park (MFPIP). The Town of Lincoln, our most invested stakeholder, is proposing a truck bypass that will detour truck traffic away from the main road artery to the downtown area providing access to MFPI through the western portion of LP&T.

Should we need to acquire access to adjacent properties as part of our cleanup efforts, a representative of LBDC and or our partner, Town of Lincoln, will personally contact adjacent property owners and negotiate any appropriate conditions and or compensation.

(14) Community Notification

a. Draft Analysis of Brownfields Cleanup Alternatives

A draft ABCA was prepared by Campbell Environmental Group of Falmouth Maine. The ABCA was reviewed by MEDEP VRAP personnel and appropriately summarized the Site, contamination issues, cleanup standards, and applicable laws. It also evaluated cleanup alternatives including information on the effectiveness, implementability, resilience to potential extreme weather events, cost, and reasonableness. A copy of the draft ABCA has been attached to this submittal.

b. Community Notification Ad

A community notification was placed on the Town website ([lincolnmaine.org](http://lincolnmaine.org)) and Facebook on October 15, 2025. The notification indicated that a copy of the grant application and draft ABCA(s) was available for public review and comment;

indicated how to comment on those documents, where the draft application was located, and provided the date, time, and location of a public meeting to discuss the documents and proposed project. The notification was issued more than two weeks (14 days) prior to our submittal of this application.

c. **Public Meeting**

A public meeting to discuss the draft application (including ABCA) and consider public comments prior to submittal of this application was held on October 22, 2025 at 5:30 pm at the Town Office, 29 Main Street, Lincoln. A summary of the public comments, meeting notes, and meeting sign-in sheet have been attached to this submittal.

d. **Submission of Community Notification Documents**

Documentation associated with our Community Notification Ads and subsequent Public Meeting are attached to this submittal. Attachments include;

- A copy of the draft ABCA(s);
- A copy of the screenshots of the notification on our website
- A summary of the comments received;
- Our response to public comments;
- A summary from the public meeting; and
- meeting sign-in sheet/participant list.

(15) Named Contractors and Subrecipients

Not Applicable. Lincoln Biobased Development Corp has not named or selected any contractors or subrecipients to conduct work proposed in this application.