

## THE PRAWER BLOCK BATH, MAINE



### Property Details

<b>Property Address:</b>	195-235 Front Street, Bath, Maine
<b>Property Size:</b>	2.4 Acres
<b>Former Use:</b>	Foundry, machine shop, warehouses, miscellaneous businesses
<b>Contaminants Found:</b>	Petroleum, polycyclic aromatic hydrocarbons (PAHs), lead, other metals
<b>Current Use:</b>	Hotel – Bath Hampton Inn
<b>Current Owner:</b>	Maine Course Hospitality Group of Freeport

### Project Partners

EPA, City of Bath, Maine Department of Economic and Community Development, and Maine Course Hospitality Group of Freeport

**Drivers for Redevelopment:** The Prawer Block in Bath, Maine is part of a historic and revitalized downtown area on the banks of the Kennebec River. The redevelopment of the Prawer Block—between the northern end of Commercial and Front Streets—realizes a vision to diversify the downtown economy while still retaining its historic character.

**Property History:** The property occupies 2.4 acres of the Prawer Block, called that because of a wholesale distribution operation once run there by Bath businessman Sam Prawer. Since before 1890, a variety of other businesses and industrial uses have taken place on the Prawer Block, including a foundry, machine shop, warehouses, gas station and automobile repair garage, and other miscellaneous businesses. The City of Bath completed assessments on the property that identified contamination to the soil and ground water of petroleum, PAHs, lead, and other metals.

After completing the initial assessments, the City of Bath received a Maine Investment Trust Fund grant that aided in the demolition of the rundown Prawer Block warehouse. However, previous developers' attempts to develop the site did not come to fruition. With the structure removed, the city assessed the remainder of the property through a supplemental Phase II investigation, and completed remediation planning and community outreach activities.

**Project Results:** The remediation of the site was initiated in conjunction with the construction of the hotel in June of 2009. Contaminated soil was either capped in place or relocated to a raised cap area that also served as parking. A small amount of heavily contaminated soil was removed and disposed offsite. A sub-slab venting system was also installed at the building. The city utilized its Brownfield Revolving Loan Fund (RLF) to assist the developer in the carrying out the remediation plans.

On May 22, 2010, Maine Course Hospitality Group along with the Hilton Hotels, which oversees the Hampton Inn chain, opened the

### Funding Details

<b>Phase I Assessment Grant (2004):</b>	\$3,500
<b>Brownfields Phase II Assessment Grant (2004):</b>	\$47,000
<b>Brownfields Supplemental Assessments (2008):</b>	\$69,705
<b>Brownfields Revolving Loan Fund for Cleanup:</b>	\$413,000
<b>Leveraged private funding:</b>	\$1,700,000
<b>Maine Investment Trust Fund grant to assist in the demolition of the old Prawer Block building:</b>	\$120,000

### Project Highlights

- Cleanup operations initiated in 2009 resulted in capping the contaminated soil and removal and offsite disposal of approximately 1 ton of lead contaminated soil; and the installation of a sub-slab venting system below the building foundation
- Hampton Inn opened in May 2010 and creates 16 full-time and 10 part-time new jobs and is expected to generate over \$100,000 of additional tax revenue to the City of Bath
- Meets the planning goal of a downtown hotel that has been envisioned by the city for over 20 years

Bath Hampton Inn on the former Prawer Block site for business. The roughly 55,000-square-foot hotel features 94 rooms, a meeting room, an indoor saline pool and spa, and high-speed Internet access. The developer, Maine Course Hospitality Group of Freeport, constructed the hotel to be compatible with surrounding buildings. The opening of the Hampton Inn helps realize Bath's goal to preserve the downtown area as a thriving area with diverse businesses.

This long desired project, which led to a \$1.7 million dollar private investment and the creation of 16 full-time and 10 part-time jobs, would not have occurred without the environmental assessments that were conducted on this brownfield site through the city's Brownfield Assessment Program and the financial assistance towards remediation that was provided through its Brownfield Revolving Loan Fund.

### Project Timeline

<b>December 3, 2003</b>	Phase I Assessment Completed
<b>July 22, 2004</b>	Phase II Assessment Grant Completed
<b>July 2005</b>	Demolition of Prawer Warehouse Completed
<b>August 21, 2008</b>	Phase I Assessment Update Completed
<b>December 10, 2008</b>	Supplemental Phase II Assessment Completed
<b>December 23, 2008</b>	No Action Assurance Letter Issued by Maine DEP
<b>June 2009</b>	Construction and Remediation Begins
<b>May 22, 2010</b>	Hampton Inn Opens for Business
<b>September 14, 2010</b>	Certificate of Completion Issued by Maine DEP