

ROI-24-A-018

Narrative Information Sheet
Southern Maine Planning and Development Commission (SMPDC)
USEPA FY24 Brownfields Assessment Grant Application

1. Applicant Identification: Southern Maine Planning and Development Commission (SMPDC)
110 Main Street, Suite 1400
Saco, Maine 04072

2. Funding Requested:
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000

3. Location: SMPDC serves 39 member communities in York, Oxford, and Cumberland Counties, Maine.

4. Target Area & Priority Site Information:

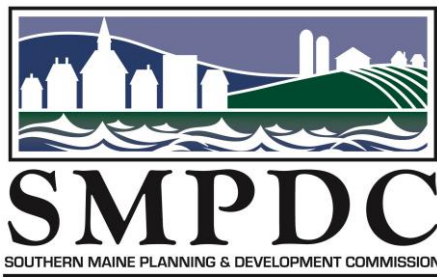
Target Areas: City of Biddeford, ME, City of Sanford, ME, and Town of Parsonsfield, ME

Census Tracts: 23031025204, 23031025100 (Biddeford) 23031030205 (Sanford), 23031022500 (Parsonsfield)

Priority Sites: 1) Precision Screw, 20-30 Gooch Street Biddeford, ME 04005
2) Maine Water, 466 South Street, Biddeford, ME 04005
3) International Woolen Mill, Washington Street & Pioneer Ave. Sanford, ME 04073
4) Stanley Building, 14 Federal Rd, Parsonsfield, ME

5. Contacts:
 - a. Project Director: Raegan Young, Special Projects and Communications Manager
110 Main Street, Suite 1400
Saco, ME 04072
Telephone: (207)-571-7065
Email: ryoung@smpdc.org

 - b. Chief Executive: Paul Schumacher, Executive Director
110 Main Street, Suite 1400
Saco, ME 04072
Telephone: (207)-571-7065
Email: pschumacher@smpdc.org



6. Population: 22,552 (City of Biddeford)
 873 (Biddeford Census Block group 230310252041)
 886 (Biddeford Census Block group 230310251003)
 21,982 (City of Sanford)
 1,861 (Sanford Census Block group 230310302052)
 1,791 (Town of Parsonsfield)
 1,078 (Parsonsfield Census Block group 230310225002)

7. Other Factors:

	Other Factors	Page #
X	Community Population is 10,000 or less.	1, 4
	The applicant is, or will assist, a federally recognized Indian tribe or United States territory	
	The priority brownfield site(s) is impacted by mine-scarred land.	
X	The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2, 3
X	The priority site(s) is in a federally designated flood plain.	1,3,5
X	The reuse of the priority site(s) will facilitate renewable energy form wind, solar, or geothermal energy.	2,3
X	The reuse of the priority site(s) will incorporate energy efficiency measures.	2, 3
X	The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	1, 2, 3, 8
X	At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	7, 8, 9
	The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority: An acknowledgement letter, dated October 12, 2023, from the Maine Department of Environmental Protection (MEDEP) is attached to this Narrative Information Sheet.

9. Releasing Copies of Applications: Not Applicable

Attachments: MEDEP Acknowledgement Letter



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

October 12, 2023

Southern Maine Planning and Development Commission
Attn: Raegan Young
110 Main Street, Suite 1400
Saco, ME 04072

Dear Raegan Young:

The Maine Department of Environmental Protection (Department) acknowledges that Southern Maine Planning and Development Commission (SMPDC) plans to conduct assessments of brownfields sites and is applying for an FY24 Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Raegan Young of SMPDC has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the area that SMPDC serves.

If SMPDC receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, quality assurance plans, and health and safety plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program (VRAP) staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight, as necessary, of their contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 215-8597 should you have any questions regarding this letter.

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: Katy Deng, EPA Brownfields Region 1

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

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Overview of Brownfields Challenges and Description of Target Areas: The Southern Maine Planning and Development Commission (SMPDC) serves 223,715 residents living in 39 communities, extending from the Maine coast to the White Mountains. These 39 municipalities (geographic boundary) range from urban communities (largest: Biddeford: 22,552 persons) to small rural communities (smallest: Stoneham: 252 persons). Within these communities, 87% have populations below 10,000 persons. Most of the communities in SMPDC's service area have abandoned or underutilized mill sites and former manufacturing facilities that once supported Maine's industrial economy.

The **Target Areas** for this grant consist of the Cities of Biddeford, Sanford, and Town of Parsonsfield. Each contains large, vacant, abandoned, and/or underutilized industrial sites **located in underserved communities that are either below poverty levels or contain minority populations**. Many of these Brownfield sites contain high levels of cancer-causing chemicals, groundwater that is unsafe to drink, chlorinated vapors lurking beneath building footprints, peeling lead-based paint, and sheets of asbestos insulation, which present major health issues for the underserved communities, as well as complex cleanup and redevelopment challenges. In Biddeford and Sanford, the historic street patterns, growing population, and industrial legacy make these target areas a potential hub for new businesses, arts, and culture in southern Maine. Parsonsfield's sites are in the once bustling Kezar Falls neighborhood, which lies on the far outskirts of the Portland Metro area with the potential to become an affordable residential option for commuting professionals. Assessing and cleaning up these abandoned or underutilized properties in our target areas will provide environmental, health, and economic benefits for the disproportionately impacted residents with health disparities and economic disinvestment. **The assessment of these properties would help mitigate health risks and foster redevelopment for the creation of affordable housing and jobs, helping to restore economic vitality and equity, and in turn creating the next revolution of change and commitment to environmental justice in our urban and rural areas.**

1.a.ii. Description of the Priority Brownfield Site(s): The results of SMPDC's previous Brownfields inventory show that over 500 contaminated sites exist throughout the SMPDC area. Cumulatively, these sites occupy an estimated 400+ acres. The Brownfields sites within our target areas have caused significant environmental, health and welfare impacts. Chlorinated solvents and degreasers once used at these abandoned mills in Biddeford, Sanford, and Parsonsfield have left behind volatile organic compound contamination in soil, groundwater, and soil vapor. Former industrial uses have resulted in petroleum, lead, arsenic, cadmium, and polycyclic aromatic hydrocarbon contaminated soil, groundwater, and surface water, as well as buildings filled with asbestos, polychlorinated biphenyls, lead paint and universal wastes. The environmental and socioeconomic impacts of the abandoned physical structures that once fueled, heated, and supported these former industrial centers have left a legacy of contamination from fuel oil and lead, to toxic volatile additives.

According to EPA's EJSCREEN, all sites identified below are in census block groups where cancer risks, lead paint and demographic indicators (people of color and low-income population) are higher than the state average. Through our site inventory and active Brownfields program we have identified the following 4 priority sites within the 3 target areas of economic and environmental justice disparity that need critical answers to questions regarding the levels of contamination.

Biddeford – Precision Screw (Upper Falls Rd) & Maine Water (South Street): The former **Precision Screw** site is a 1-acre parcel developed with an approximately 22,000-square foot building within the highly industrialized former Biddeford Mill District. The building was constructed in 1900 and formerly used as a foundry and machine shop. Redevelopment of this site would involve disturbing contaminated soil and significant hazardous building materials, all of which will need to be assessed, abated, and mitigated to make way for redevelopment. The **Maine Water** site is a decommissioned public water filtration plant built in 1894 which provided public water to Biddeford and Saco before a new facility was built in 2022. Today, the historic 33,000 square-foot building is unused and is deteriorating. The fear of hazardous building materials and other unknowns in soil/groundwater is precluding redevelopment. Both Biddeford priority sites are within the Saco River floodplain, causing serious concern for contaminant migration into recreational waters and the public water supply, and posing challenges for climate-conscious redevelopment. The area is well positioned for redevelopment as demand is high given the current housing crisis in Southern Maine. **Both sites are in areas of low income and/or concentrations of minority populations. However, concerns about contamination are discouraging potential investors, and are impeding revitalization; therefore, these sites are priorities.**

Narrative/Ranking Criteria

Sanford - International Woolen Mill (Pioneer Ave): IWM in the heart of downtown Sanford occupies 7.2 acres, including a 90,000 sf, 4-story former mill, partially collapsed boiler house, outbuildings, and vacant land. Known or suspected contamination includes hazardous building materials, metals, petroleum, and VOCs. The site is unoccupied except for the homeless population. Assessment is desperately needed to facilitate cleanup and redevelopment plans for the historic IWM structures before they are lost. The site is listed for sale, but the unknowns about the extent of contamination and cost of cleanup are stalling potential redevelopment. IWM is the only vacant site left in the Mill Yard and without further assessment, redevelopment is unlikely as the uncertainty is too great. We consider this site to be a priority because if this site isn't assessed, the nearby property values will remain depressed, preventing revitalization of the downtown area.

Parsonsfield – Robinson Mill & the Stanley Building: Parsonsfield is a small, rural community located on the outskirts of Route 25, a major commuting route to the Greater Portland area. The Robinson Mill was an active textile mill as recently as 2005, but has since deteriorated without maintenance or care. A partial cleanup was funded by an EPA Brownfields Cleanup grant to the Town, but petroleum and lead-impacted soil remains. The Mill, as well as the adjacent Stanley Building, have recently been acquired by new owners who intend to redevelop both sites into mixed-use housing and commercial development using plans completed by SMPDC several years ago. The Stanley Building is a historic structure (c. 1886) that has functioned as many different commercial and retail uses over the years, but the potential of vapor intrusion from former underground oil tanks and hazardous building materials like lead paint and asbestos are a concern for future uses. These sites are priorities because assessment, clean up and reuse of these historic buildings in the core of the village could catalyze much needed redevelopment and investment throughout the community.

1.a.iii. Identifying Additional Sites: The SMPDC's Brownfields program has been particularly successful in staying directly involved and connected with the communities in each of the target areas, understanding the needs of these underserved communities (e.g., affordable housing), and continuing to educate those communities, owners, and developers on the benefits of the Brownfields program. SMPDC and its partner organizations will continue to market our successful Brownfields programs to these communities through public outreach. A variety of resources will be used for identifying additional sites. Records offered at the state and federal level will be considered as well as local historic land use data. SMPDC has ongoing discussions and long-standing relationships with property owners/developers, who will be consulted about additional sites in the target areas. The existing inventories will be updated through supplemental surveys with our QEP, review of historical and environmental records and soliciting nominations through our community organization partners and community members. When additional sites are identified through these methods, SMPDC, our Executive Committee, our Steering Committee, and the community will be consulted, and sites will be prioritized using our site assessment application and established site selection criteria. The 4 primary selection criteria are: 1) social/community values such as consistency with the communities' growth strategy, environmental justice, connection to trails and pedestrian infrastructure, proximity to/impact on disadvantaged communities; 2) economic/financial benefits including level of developer interest, job creation, housing creation, ability to leverage additional funding; 3) environmental concerns/benefits such as reduction of threats/risks to human health and the environment, reduction of toxicity, mobility, and volume of site contaminants, especially as it relates to risks to underserved communities; and 4) project feasibility/sustainability including reuse of existing infrastructure, climate resilience strategies, renewable energy, and energy efficiency.

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: For all 4 priority sites, the proposed reuse includes mixed-use commercial/residential space to provide both economic benefits (jobs, tax revenue) and affordable & market-rate housing for existing disadvantaged residents and transplants from other communities seeking to live in an attractive redeveloped mill. All 4 sites will also showcase the riverfront with recreational/greenspace. The presence of Brownfields is a major roadblock to long-term economic growth and the implementation of the master plans of Biddeford, Sanford, and Parsonsfield, all of which prioritize cleanup of contaminated sites, mill redevelopment and small business startup in downtown areas. SMPDC also recognizes that the Brownfields Program is a critical component in the efforts to assess and clean up contaminated sites, improve public health, and create economic and social opportunities, as stated in *SMPDC's 5-year Comprehensive Economic Development Strategy (2022)*. We'll adhere to the existing target area plans, our own 5-year strategy, and assist the target areas in developing/funding new plans as necessary.

Narrative/Ranking Criteria

In Biddeford, SMPDC will incorporate the **2023 Citywide Master Plan, 2011 Downtown Master Plan, & 2009 Mill District Master Plan**. Pending assessment and cleanup at the former Precision Screw site, Reveler, a local prominent developer, is proposing to construct two new buildings and restore one historic brick mill structure into mixed-reuse commercial and residential development (**\$10M+ private investment**), including renewable solar energy (roof panels) and energy efficient insulation, heating/cooling systems, and new energy efficient windows. Reveler has submitted conceptual development plans to the City for pre-application approval which adhere to the Citywide Master Plan for sustainable energy efficient development within the target area.

In Sanford, SMPDC's focus on the Mill Yard will reflect the **vision for mixed reuse residential/commercial/recreational development** consistent with the **2005 Comprehensive Plan & 2012 Area-Wide Plan (AWP) for the Mill Yard (funded by EPA's Brownfields AWP Pilot Program)**. Though the plans are older, they remain valid due to the lack of advancement as a result of scarce resources to support these goals; an assessment grant is needed to fulfill these community plans. Sanford has already built a \$2.5 million road and bike path through the Mill Yard, adopted a Mill Yard/Downtown Redevelopment Strategy, developed a Downtown streetscape plan, and began tree planting. Consistent with these efforts and the needs of the community, SMPDC will **focus on assessment of the Mill Yard**, with the goal of eliminating public health issues, revitalizing structures into productive reuse, bringing new investment in adjacent, deteriorating inner-city neighborhoods, provides jobs for locals, and increase access to recreation.

Lastly, the Town of Parsonsfield is working on an updated 2024 comprehensive plan (with SMPDC's assistance), and draft chapters detail, "*given the size and significance of the site [Robinson Mill] to Parsonsfield and the Kezar Falls neighborhood, redevelopment of the mill could be a necessary catalyst for revitalizing the village.*" We will focus on these priority sites in accordance with the forthcoming plans and needs of the community.

1.b.ii. Outcomes and Benefits of Reuse Strategy: SMPDC's Brownfields program continues to promote development outcomes that create net benefits for the region. By assessing, removing hazardous contaminants, and facilitating redevelopment of the 4 priority sites, we will create much needed jobs, private investment, local business opportunities, access to greenspace, climate mitigation/adaptation, and affordable & market rate housing within these disadvantaged communities; there is already a waiting list for residential units in nearby redeveloped mills. The reuse strategy will create a place for people to actively commute to work, safely recreate and will spur the economic growth of businesses wanting to develop near recreation opportunities. Assessing sites with locations in downtown/village areas enhance the possibility of development within walking distance to other amenities, and make them attractive for cleanup and redevelopment. The target areas will benefit from the assessment grant by creating more opportunities for small businesses and entrepreneurs to set up a business in one of the vast industrial spaces in the SMPDC area. The assessment of the properties will offer redevelopment opportunities for investors, jobs, and affordable housing, help our goal of combatting sprawl, and ultimately revitalize local economies. The Pepperell Mill Campus in the Biddeford Mill District **is an example of the rebirth of the mill space as small business incubators where 1-5 employee startups can obtain low-rent space to kick-off their business**. For example, Hyperlight Mountain Gear, a manufacturer of ultralight backpacking gear, started in the Pepperell Mill Campus and has grown to have over 30 employees. This was made possible by previous SMPDC Brownfields assessment and cleanup.

All 4 priority sites are located along riverfronts and portions of each site are within FEMA-mapped flood zones. The proposed recreational/greenspace will provide healthy trees & vegetation that will sequester carbon as a climate mitigation strategy and will be designed in such a way to serve as a climate adaptation/resiliency tool to protect residents and redeveloped properties from more frequent and extreme flooding due to climate change (capture and store floodwaters, limit paved surfaces to ensure stormwater/rainfall infiltration). Assessment and redevelopment also open opportunities for renewable energy and energy efficiency, with the installation of new energy-efficient windows and appliances, new/upgraded lighting and HVAC systems. These renewable/efficient energy efforts will be marketed to attract new businesses/jobs/residents who want to be in the center of a climate-conscious, green redevelopment.

1.c.i. Resources Needed for Site Reuse: SMPDC is well equipped to fully leverage additional funds for the successful cleanup and redevelopment of Brownfields sites with over 20 years of experience leveraging various funding sources. SMPDC has received or assisted communities in receiving **over \$30 million in state and federal grants and tax credits**. Virtually all SMPDC's successful redevelopment projects have relied on leveraged funding from a variety of sources. The mill redevelopment projects have utilized federal and state historic tax

Narrative/Ranking Criteria

credits, low-income housing tax credits, *HUD Neighborhood Stabilization Program and HOPE VI funds*, bank financing and owner financing. SMPDC's 2022 Brownfields RLF funds are in constant demand and **currently have over \$6 million in outstanding loans. With the addition of an assessment grant, we will no longer have to rely on our post-closeout program income for assessment work, making that fund available for loans/subgrants instead, moving forward redevelopment of sites assessed under this grant.** Assessing and revitalizing the priority sites will incorporate other sources of funding including historic tax credits and open the potential to use SMPDC's Economic Development Administration (EDA) RLF funds. SMPDC will assist in leveraging all potential sources. Reveler has already committed over \$30M+ of additional private investment to the Precision Screw priority site and cleanup & redevelopment of the adjacent former Saco-Lowell Mill in the target area of Biddeford, with a loan from SMPDC's RLF.

1.c.ii. Use of Existing Infrastructure: The target areas in Biddeford and Sanford have the full array of public infrastructure (water, sewer, electric, gas, fiber, etc.) and are accessible to transportation networks. Reuse of this infrastructure will continue to be a priority for site selection and promotes smart growth principles, reduces sprawl, and fosters sustainable and walkable downtowns and neighborhoods. In Parsonsfield, limited public water connections in the village area will be essential for redevelopment of the priority sites, and future development of a municipal septic system and/or water system expansion will need consideration. This would be the case for all our rural communities, and SMPDC is experienced in assisting towns with state or federal grant programs for infrastructure, such as Maine Dept. of Economic and Community Development (DECD)'s Public Infrastructure grant program. With this FY24 assessment grant, SMPDC will fund an Infrastructure Evaluation for the Parsonsfield target area to determine the exact needs and costs for upgrades.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding: All three target communities have median incomes below the US median of \$69,021, with Biddeford at \$58,142, Parsonsfield at \$62,228, and Sanford at \$65,671. Parsonsfield is a very small community with a population of 1,958. As evidenced by job loss, rising municipal tax rates and foreclosure rates, SMPDC's target communities and entire service area have experienced significant hardships due to the loss of manufacturing jobs that has continued throughout the past decade, resulting in people having to move and live in low-income, sometimes substandard housing. As a result of the pandemic, seasonally adjusted employment in York County fell by 55,000 jobs from February 2020 (pre-pandemic) to August 2020 (during pandemic). In addition, natural disasters and the COVID-19 pandemic cut into municipal budgets, added to substantial job losses, and resulted in a loss of significant revenue from the tourism industry. Inflation and workforce challenges since the pandemic mean economic conditions have only improved minimally. Rising municipal and educational expenditures, especially during the COVID-19 pandemic, and a **reliance on residential tax base, means there is little to no ability for municipal borrowing.** Recent decreases in State Municipal Revenue Sharing have put further stress on municipal budgets and have led to significant property tax increases. For example, Biddeford's Department of Public Works has seen no increases in staffing in 20 years, and has seen only modest increases in budget resources, which are solely related to fixed costs such as fuel, vehicle maintenance, and supplies. Without the SMPDC EPA Brownfields Program, alternative State or Federal grants to assist with the burden posed by Brownfields sites are unattainable to our small communities like Parsonsfield. In addition, SMPDC only receives 14% of our operating budget from member dues, therefore outside funding is required to continue the important environmental cleanup and revitalization afforded from our Brownfields Program.

2.a.ii.(1) Health or Welfare of Sensitive Populations: The funds would allow us to assess sites in areas of low income, minorities, and populations of high health risk. **All the target sites are located within block groups of lower socio-economic communities suffering from environmental and health burdens.** According to EJScreen, all target block groups have low-income populations exceeding the state and national average and are as high as the 74th percentile in Parsonsfield and 84th in Biddeford. Additional sensitive populations are people with less than high school education (82nd national percentile in Biddeford, 76th in Sanford, 70th in Parsonsfield), people of color (93rd state percentile in Biddeford, 76th in Sanford), unemployed (74th national percentile in Sanford) and children under age 5 (88th national percentile in Sanford). Brownfield funds would allow us to address and facilitate the reduction of health and welfare threats experienced by sensitive populations. The communities facing the worst pollution and environmental threats also have higher low income and minority populations making them extremely vulnerable. **Assessing the priority sites would align with our efforts to**

Narrative/Ranking Criteria

reduce disproportionate impacts on sensitive communities by cleaning up contaminated properties, returning them to productive use, and bringing economic opportunities to underserved communities. These target sites, when assessed, remediated, and redeveloped will reduce health and welfare threats to children, increase job opportunities, and provide affordable housing.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The priority Brownfields sites in our region suffer from a lack of investment and resulting deterioration of building structures. The blight of these buildings establishes a cycle of disinvestment in the rest of the community as property values deteriorate, especially in the housing sector, causing impacts to the health of residents living in the area. A study completed in 2018 by the Maine Department of Health and Human Services titled “Update on Childhood Lead Poisoning in Maine” indicated that five communities accounted for 40% of all newly identified children with elevated blood lead levels in Maine, two being the SMPDC target areas of Biddeford and Sanford. The study further indicated that more than 80% of the children in the five high-density areas for lead poisoning live in substandard rental housing, which is predominantly located in the older housing stock near mills and Brownfields sites like those disproportionately located in our target areas. This trend highlights the adverse health effects of Brownfields on children within the communities in the region. In addition, the top risk areas for lead paint levels are in block groups containing high percentages of residents who are low income and minorities. Completing assessments facilitated by this grant, cleanup, and redevelopment of industrial sites near residential developments would reduce exposures associated with lead paint levels for children and underserved communities, addressing the disproportionate human health impacts on overburdened communities. The prevalence of Brownfields sites in the region coupled with our cumulative environmental impacts may also be linked to increased cancer risk for the region. All four target areas have a high negative health indicators according to EJScreen. The national percentiles for asthma and cancer indicators are below:

National Percentile for EJScreen Health Indicators				
	Biddeford Block Group 204-1	Biddeford Block Group 100-3	Sanford Block Group 205-2	Parsonsfield Block Group 500-2
Health Indicators: Asthma	73 rd ♦	66 th ♦	85 th ● ♦	77 th ♦
Health Indicators: Cancer	76 th ♦	64 th ♦	72 nd ♦	76 th ♦

● = Higher than State Average ♦ = Higher than US Average

2.a.ii.(3a) Identification of Environmental Justice Issues: The Precision Screw and Maine Water target sites in Biddeford are located within the US Census block groups 230310252041 and 230310251003. As shown by EPA’s EJScreen Report for Census block group 204-1 (Precision Screw), this underserved community in Biddeford ranks at or above the 93th percentile for all Environmental Justice (EJ) Indexes including Lead Paint, Airborne Particulate Matter, Ozone, and Proximity to Superfund, Hazardous Waste, and Underground Storage Tank sites, as compared to the State of Maine. Similarly, the EJScreen data for Census block group 100-3 (Maine Water) ranks at or above the 70th percentile for 11 EJ Indexes. Block group 204-1 ranks 94th percentile for asthma diagnosis, as compared to the US. In addition, relative to the US, these two block groups rank at the 80th percentile for Lead Paint (block group 204-1), 80th and 60th percentile for Superfund Proximity, and 77th and 54th percentile for Wastewater Discharge. Both Biddeford block groups are in the 80th percentile for Flood Risk. As shown by EPA’s EJScreen Reports for the International Woolen Mill Census block group 230310302052, this underserved targeted community ranks at the 81th percentile for Ozone, 82th percentile for Diesel Particulate Matter, 81th percentile for Lead Paint, 80th percentile for Hazardous Waste Proximity, 85th percentile for Underground Storage Tanks, 78th percentile for Cancer Risk (lifetime risk per million). Both Parsonsfield sites are located within block group 230310225002. Block group 500-2 is in the 74th percentile for Particulate Matter, 61st percentile for Superfund Proximity, 81st percentile for Cancer Risk, and 77th percentile for Respiratory Hazard Index as compared to the state of Maine. High percentages of sensitive populations were previously identified (2.a.ii.(1)). *These EJScreen data show that, as indicated by the indexes, the target areas contain a high proportion of socioeconomically vulnerable populations (low-income, people of color, no high school education, limited English proficiency) that experience a significantly higher-than-average prevalence of environmental burden compared to the State and the US.* 3 of the 4 priority sites are located in disadvantaged communities under the Justice40 Initiative per CEJST.

Narrative/Ranking Criteria

2.a.ii.(3b) Advancing Environmental Justice: Assessing these sites with funds from this grant will allow us to learn more about the sources of environmental contamination and health risks to disadvantaged communities, and then funnel resources through our RLF program to remove, abate, cap and clean up contamination for the benefit of new uses and future generations. Cleanup activities made possible by this assessment grant and the creation of housing, greenspace, jobs, and economic vitality in these areas will lead to better outcomes for residents including reduced health impacts (less children exposed to lead paint once abated, and reduction in cancer caused by Brownfields-related contaminants once remediated), opportunities for affordable housing, jobs, walkability, leisure and recreation. The reuse strategy of converting existing structures into mixed-use housing & commercial spaces will minimize displacement of residents and businesses by first offering the housing to existing low-income community residents and providing incentives to local businesses to occupy the new spaces. SMPDC will work with our partners below to ensure these plans are in place.

2.b.i. and 2.b.ii Project Involvement and Roles:

Partner Name	Contact name, email, phone	Specific role in the project
Sanford Regional Economic Growth Council (SREGC)	Keith McBride kmcbride@sanfordmaine.org 207-324-9155	Non-profit to serve on the Steering Committee, promote the Brownfields program to the target communities, and assist with public outreach and development of a mix of sustainable commercial business and affordable housing.
Biddeford Saco Chamber of Commerce (BSCC)	Jim LaBelle jim@biddefordsacochamber.org 207.282.1567	Serve on the Steering Committee and assist with program outreach to promote the Brownfields program to their existing members and businesses in the target communities. Assist in site identification/selection and advise on reuse potential and redevelopment planning.
York County Community Action Corporation (YCCAC)	Carter Friend carter.friend@yccac.org 207-324-5762	Community-based organization located in the Sanford Mill Yard that will serve on the Steering Committee and assist in community outreach, public education, identify sensitive populations and residents in need of housing, and help address health-related issues. Assist in site identification/selection and advise on reuse potential and redevelopment planning.

2.b.iii. Incorporating Community Input: SMPDC has a well-established program for involving the communities in our region. Each of our 39 communities has direct access to events and learning opportunities through SMPDC. We plan to notify the communities in our area of our award during our involvement at local meetings, through email messaging, and our website. Our plan on providing outreach activities is as follows:

Method	Description of Public Outreach Initiatives
Websites	SMPDC’s website maintains a Brownfields section containing postings for public meetings, meeting minutes, project updates, applications, and reports which will continue to be regularly updated. Partner community organization websites will also have information.
Information Repository	The SMPDC office serves as the location for hard copies of all program-related documents for review by the public. Our office is adjacent to a target community (Biddeford).
Public Meetings	Public meetings will continue to be held during & after the selection process for each site.
Email & Newsletters	SMPDC and project partners will utilize their respective e-mail networks, print and e-newsletters to announce and promote the program, provide regular updates, solicit input, advertise meetings, and disseminate outcomes.
Newspaper	Announcements, press releases, and public notices will be published in newspapers.
Brochures and Flyers	Brownfields Program brochures and meeting flyers will continue to be distributed at municipal offices, chambers of commerce, neighborhoods of project sites.
Social Media	SMPDC will use Facebook, Twitter, Instagram and our communications team to promote the availability of Brownfields funds, upcoming projects, and successful redevelopment.

SMPDC understands the importance of seeking community input, responding to their comments, and incorporating input into our projects. SMPDC and our community partners will share communications on

Narrative/Ranking Criteria

project progress and seek feedback from the target groups (i.e., low income, minorities, limited english) and respond to comments via writing either directly or through posts on our website. SMPDC will consult with YCCAC and other local services for translation assistance as needed. SMPDC will offer web-based conferencing and teleconferencing options in all meetings, forums, etc.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i.-iv. Project Implementation, Schedule, Activity Leads, and Outputs:

Task 1: Cooperative Agreement Oversight
i. Project Implementation: - EPA-funded tasks/activities: Programmatic oversight, grant management, attend 2 EPA National Brownfields Conferences and 2 local EPA/MEDEP training seminars, communication with regulatory personnel, community officials, and the public, MBE/WBE and financial reports, quarterly reports, and ACRES updates. - Non-EPA grant resources needed to carry out tasks/activities: Not applicable.
ii. Anticipated Project Schedule: 16 quarterly reports (1 each quarter for all 4 years) and ACRES database updates each quarter during the four-year grant period. Attend Brownfields regional & national meetings (1 every year, alternating years, for the 4-year grant period).
iii. Task/Activity Lead: SMPDC staff will lead all programmatic grant activities. The QEP will perform quarterly reporting and ACRES updates.
iv. Outputs: Up to 16 quarterly reports, ongoing ACRES input/updates, attendance of 4 conferences/meetings.
Task 2: Community Engagement
i. Project Implementation: - EPA-funded tasks/activities: Per section 2.b.iii above, SMPDC, its QEP, and its local community partners will issue and distribute e-mails, e-newsletters, and social media posts; create and distribute flyers and brochures; develop an information repository; issue news releases; update websites and solicit/respond to community input; hold public program and site-specific informational meetings; and develop public service announcements. For each Brownfields site, site-specific outreach, public meetings, and communications with the community will be conducted during key milestones in the process, such as after Phase II ESAs and following development of cleanup and/or reuse plans, to present findings to target communities and property owners. Public meetings will be held both in-person and via Zoom, as necessary. - Non-EPA grant resources needed to carry out tasks/activities: SMPDC will provide in-kind assistance from our communications team at no cost to the grant. Meetings to be held at our offices at no cost.
ii. Anticipated Project Schedule: Updated informational brochure, public service announcement, and first public informational meeting in Q1-Q2 2025. Social media posts every other quarter. Public program meetings held in Q1 2025 (kickoff), Q1 2026 (update), Q1 2027 (update), and Q1 2028 (update/closeout). Site-specific outreach expected to occur every other quarter or more frequency if needed.
iii. Task/Activity Lead: SMPDC and QEP, with local community partner assistance, will conduct community engagement activities.
iv. Outputs: Updated informational brochure, updated websites, public service announcement, 4 public program information meetings and agendas, information repository, at least 8 site-specific public information meetings, and meetings with site owners/developers (as needed).
Task 3: Site Selection and Phase I and Phase II Assessments
i. Project Implementation: - EPA-funded tasks/activities: Meet with community partners and select additional sites for assessment on a quarterly basis and/or when assessment applications are submitted. For each site selected for assessment (see item ii. below), an EPA Brownfields Assessment Site Eligibility Form will be completed for EPA's approval and/or a petroleum eligibility determination from MEDEP. In addition to the 4 priority sites, up to 6 additional sites (10 sites total) are anticipated to be selected for assessment, based on site selection criteria noted below. For each site, the QEP will conduct a Phase I ESA in accordance with the ASTM Standard E1527-21 and EPA's "All Appropriate Inquiry" standards. A Site-Specific Quality Assurance Project Plan (SSQAPP), and a Phase II ESA with a Hazardous Building Materials Inventory (HBMI), if applicable, in accordance with ASTM E1903-11 or equivalent, will be completed for each site selected for assessment. The assessment documents will be submitted to EPA and MEDEP for review and approval. Access agreements for each site will also be obtained.

Narrative/Ranking Criteria

- Non-EPA grant resources needed to carry out tasks/activities: SMPDC will provide in-kind oversight and planning at no cost to the grant, meet with community at no cost, and use other grant programs if possible.
ii. Anticipated Project Schedule: EPA eligibility for new sites will be obtained prior to beginning each assessment. Phase I ESAs for the 4 priority sites will be completed in Q2 & Q3 2025. Phase I ESAs for the 6 remaining sites will be completed as follows: Q2 2026, Q4 2026, Q2 2027, Q4 2027; Q2 2028; Q4 2028; Phase IIs/HBMIs (incl. associated SSQAPPs) for the 4 priority sites will be completed in Q1 & Q2 2026. Phase IIs/HBMIs (incl. associated SSQAPPs) for the 6 remaining sites will be completed as follows: Q4 2026, Q2 2027, Q4 2027; Q2 2028; Q4 2028; Q2 2029.
iii. Task/Activity Lead: SMPDC will coordinate quarterly meetings with the QEP. Upon approval by SMPDC, its QEP will obtain site eligibility for each site. QEP will conduct assessments of the selected sites with direct SMPDC oversight.
iv. Outputs: At least 16 quarterly meetings with SMPDC and QEP. EPA/MEDEP eligibility determinations and site access agreements for 10 sites, 10 Phase I ESA reports, 10 SSQAPPs, and 10 Phase II ESA/HBMI reports.
Task 4: Cleanup Planning and Area-wide Planning
i. Implementation: - EPA-funded tasks/activities: The Phase II ESA data and the proposed site reuse plan will be analyzed by SMPDC and its QEP and will be used by the QEP to develop an Analysis of Brownfields Cleanup Alternatives (ABCA)/Remedial Action Plan (RAP) for each of the 10 selected sites. Cleanup alternatives will be evaluated, in part, based on cost, feasibility, resiliency to climate change, and effectiveness in protecting human health and the environment. Based on this analysis, a proposed cleanup plan will be developed, considering the specific or potential reuse scenario(s) for the site. All 10 sites will be submitted to the MEDEP’s Voluntary Response Action Program (VRAP) if applicable. Concurrently, SMPDC and its QEP will complete reuse planning activities on the select sites and target areas, particularly the identified priority sites with high redevelopment potential. <i>Additionally, Site Reuse Assessments with Market Studies will be conducted for the Maine Water site in Biddeford and Robinson Mill/Stanley Building in Parsonsfield) and a Brownfields Infrastructure Evaluation will be completed for the Parsonsfield Kezar Falls target area.</i> - Non-EPA grant resources needed to carry out tasks/activities: SMPDC will provide in-kind support on land use assessments (Planning and Codes Departments) and economic development goals (Economic Development Department) that are tied to the community’s Comprehensive Plan and master plans for the target area. Livability principles, design charettes, potential redeveloper input, and the community’s goals for site reuse will also be incorporated into these planning activities. SMPDC will request the developer/site owner to pay any VRAP Application Fee (10% of the assessed value capped at \$15,000).
ii. Anticipated Project Schedule: ABCAs/RAPs and MEDEP VRAP submittals for the 4 priority sites will be completed in Q3 & Q4 2026. ABCAs/RAPs and MEDEP VRAP submittals for the additional 6 sites will be completed as follows: Q2 2027, Q4 2027; Q2 2028; Q4 2028; Q2 2029; Q4 2029. The 2 Site Reuse Assessments and Market Studies for Maine Water & Robinson Mill/Stanley Building and the Brownfields Infrastructure Evaluation for Parsonsfield will be completed by Q4 2026 in conjunction with and to inform the ABCAS/RAPs.
iii. Task/Activity Lead: SMPDC will direct all cleanup and reuse planning efforts. The QEP will conduct cleanup planning including preparation of ABCAs/RAPs and cleanup cost estimates with SMPDC assistance and oversight. SMPDC and its QEP and planning subcontractor(s) will conduct the reuse and infrastructure studies.
iv. Outputs: 10 ABCA/RAP reports and one public meeting for each site (10 total) after completing each ABCA/RAP/cleanup plan; 10 MEDEP VRAP submittals; and 3 Brownfields planning documents.

3.b. Cost Estimates:

Budget Category		Task 1: Cooperative Agreement	Task 2: Community Engagement	Task 3: Site Selection & Phase I & Phase	Task 4: Cleanup Planning & Site Reuse Planning	Total
Direct Costs	Personnel	\$7,500	\$5,000	\$5,000	\$7,500	\$25,000
	Fringe					
	Travel	\$4,750	\$250	\$250	\$250	\$5,500
	Supplies	\$250	\$250	\$250	\$250	\$1,000

Narrative/Ranking Criteria

	Contractual	\$7,500	\$3,500	\$310,000	\$147,500	\$468,500
	Construction					
	Other					
	Total Direct Costs	\$20,000	\$9,000	\$315,500	\$155,500	\$500,000
	Indirect Costs	\$0	\$0	\$0	\$0	\$0
	Total Budget	\$20,000	\$9,000	\$315,500	\$155,500	\$500,000

Please note: at least 40% of funds will be directly spent on site-specific assessments, at least 30% of funds spent on eligible reuse/area-wide planning activities for priority sites within the target areas, and less than 5% of funds will be spent on all administrative costs. Costs are based on previous grant activities & QEP estimates.

Task 1: \$7,500 for SMPDC personnel to oversee the program (150 hours @ \$50/hour); \$4,750 travel (\$1,250 airfare + \$2,250 hotel + \$1,250 food/per diem) for 2 SMPDC personnel to attend 2 EPA National Brownfields Training Conferences and/or seminars; \$250 for supplies (copies, phone calls, contract documents); and \$7,500 contractual for QEP to assist SMPDC with oversight. Total for Task 1 = \$20,000. Estimates based on SMPDC staff rates, previous travel costs, normal supplies costs, and previous contractual work.

Task 2: \$5,000 for SMPDC personnel to conduct public outreach and meetings (100 hours @ \$50/hour); \$250 for travel to meetings (mileage/tolls); \$250 for supplies (copies, brochures, postage); and \$3,500 contractual for QEP to assist SMPDC on public outreach. Total for Task 2 = \$9,000. Estimates based on SMPDC staff rates, normal supplies costs, and previous contractual work.

Task 3: \$5,000 for SMPDC personnel to oversee assessments (100 hours @ \$50/hour); \$250 for travel to meetings and sites (mileage/tolls); \$250 for supplies (copies, phone calls, postage); and \$310,000 contractual for QEP to conduct 10 site-specific Phase I ESAs (10 @ \$5,000/each = \$50,000), and 10 SSQAPPs and Phase II ESAs/HBMs for 10 sites (10 @ \$26,000/each = \$260,000). Total for Task 3 = \$315,500. Estimates based on SMPDC staff rates, normal supplies costs, and previous contractual work.

Task 4: \$7,500 for SMPDC personnel to oversee cleanup and reuse planning (150 hours @ \$50/hour); \$250 for travel to meetings (mileage/tolls); \$250 for supplies (copies, planning documents, postage); \$147,500 contractual for QEP and subcontracted planning firm(s) for 10 ABCAs/RAPs/VRAP Submittals (10 @ \$5,000/each = \$50,000); 2 Brownfields Site-Specific Reuse Plans with Market Studies (2 @ \$25,000 = \$50,000); and 1 Brownfields Infrastructure Evaluation (1 @ \$47,500/each = \$47,500). Total for Task 4 = \$155,500. Estimates based on SMPDC staff rates, normal travel costs, normal supplies costs, and previous contractual work.

3.c. Plan to Measure and Evaluate Environmental Progress and Results: Consistent with the prior EPA Brownfields Grants awarded to SMPDC, this project will be managed utilizing time-proven techniques to ensure project funds are expended timely and efficiently. SMPDC and its QEP will hold monthly status meetings to review priority sites, schedule, and budget. ACRES will be utilized for preparing electronic quarterly reports and to monitor project progress. SMPDC and its QEP and stakeholders (including community members) will discuss adding additional sites as the grant progresses & underserved communities become aware of availability of funds. The environmental reports (i.e., Phase I and II ESA reports, QAPPs, ABCAs/RAPs, and reuse/ redevelopment planning activities) will document the assessment progress at each site or at the target area. Reports will be internally tracked to ensure that each is distributed to stakeholders for comments before finalizing. The number of sites assessed through the Brownfields Program and the details of each site (i.e., acres of site assessed or cleaned up, contaminants found, assessment/cleanup funds spent, leveraged funds, etc.) will also be tracked via quarterly reports and ACRES.

Our overall expected outcome is to return Brownfields sites and nearby areas impacted by the stigma of perceived contamination and tangible blight back to economic vitality. Assessment and cleanup of the Brownfields will reduce exposure at the sites and at adjacent properties and, just as importantly, impacts on the target area.

Additional expected outcomes of brownfields site assessment, cleanup, and redevelopment will include increased property values for nearby properties, an expanded tax base, and increased employment opportunities. SMPDC will establish a database of indicators for sensitive populations, population health and risk, economic vitality, etc. to monitor and evaluate outcomes for target communities beyond the project period.

Narrative/Ranking Criteria

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. - 4.a.iii. Organizational Capacity, Structure and Key Staff: SMPDC has a staff of 12 people including an Executive Director (who oversees the Brownfields program), a Special Projects Coordinator (who manages it), and a Finance Director (who oversees the financial management of the organization). Our Brownfields Steering Committee assists with implementing the Brownfields program and has experience competitively selecting a QEP and selecting eligible Brownfield sites for the program. Paul Schumacher, Executive Director, has 30+ years experience managing economic development and land use planning programs and has worked with the SMPDC Brownfields program since its inception in the early 2000s. Raegan Young, Special Projects and Communications Manager, has a master's degree in Policy, Planning and Management, and is highly accomplished in promoting economic development and managing both federal and state grant programs. Randall Davis, Finance Director, has 30+ years of experience in accounting and financial leadership for non-profit and public organizations. These staff manage the current Brownfields program and will continue to ensure the timely and successful expenditure of funds and completion of all project/grant requirements. The success of our programs has established SMPDC as a resource for other Region 1 EPA grantees.

4.a.iv. Acquiring Additional Resources: SMPDC is an equal opportunity employer and maintains legal services from the local firm Jensen & Baird, who are experienced in Brownfields matters. Additional expertise and resources, such as a QEP to carry out environmental work, are selected via a fair and competitive process (i.e., request for qualifications) overseen by SMPDC staff and SMPDC Executive Committee. SMPDC has also established a procurement policy in accordance with 2 CFR Part 200, 2 CFR Part 1500, 40 CFR Part 33, and as provided in EPA guidance and other applicable state and federal laws. Where possible, SMPDC will link members of the community to potential employment opportunities in Brownfields.

4.b.i.(1) Currently Has or Previously Received an EPA Brownfields Grant – Accomplishments: SMPDC has managed a successful Brownfields program since 2004. The three (3) most recent EPA Brownfields Grants received by SMPDC include the following: BF00A00458 - Assessment Grant (FY2018, grant is fully expended and closed); BF96183301 - RLF Grant (FY2014 with supplemental awards in 2015 - 2021); and BF00A00893 – RLF Grant (FY2022 with supplemental award in 2023). As part of prior Brownfields assessment grant activities, SMPDC issued an RFQ, selected a QEP, hosted a Brownfields program kickoff meeting with EPA and MEDEP, and updated ACRES/submitted quarterly reports. We have published a Brownfields informational brochure, a 101 educational presentation and developed a Site Application Form and prioritization criteria for selecting competitive sites submitted to the program. To date, we have conducted a Brownfields site inventory containing over 500 potential Brownfields sites within the region and have selected six sites for top priority within the program. We have completed the assessment of 70+ properties, deferred 5 additional sites to the State of Maine Brownfields program, which were successfully assessed, and made 14 subgrants (~\$3mil total) and 16 loans (~\$10mil total) from our RLF. **Cumulatively, our Brownfields projects have leveraged approximately \$200 million in both private and public sector investment. In addition, two of our projects, the North Berwick Woolen Mill and the Sanford Mill, have each won Brownfields Phoenix Awards.** From these accomplishments, it is evident that SMPDC exceeded EPA's Cooperative Agreement expectations and continues to achieve dramatic results. We undoubtedly need this FY24 Brownfields assessment grant to continue our sustainable Brownfields Program and assess sites to position them for cleanup funding through our RLF program.

4.b.i.(2) Compliance with Grant Requirements: Since 2004, SMPDC has completed our grants in accordance with the work plans, schedules, and terms & conditions. We closed the FY18 Assessment Grant in 2021 and no funds remain. The FY14 RLF has less than \$5,000 remaining which will be used to complete grant closeout activities by the end of the period of performance. The FY22 RLF has \$4,075,293.83 remaining. \$992,468.89 is expected to be drawn down for the Prime Tanning cleanup by end of 2023 (\$2mil total loan agreement). Pending activities include a \$2mil loan for 30 Upper Falls Rd cleanup and \$210,000 subgrant for the Old Post Road Parcels cleanup. SMPDC has signed a \$7.5mil commitment letter with the owner of the Prime Tanning site, so all our remaining RLF is considered committed. Assessment at Prime Tanning, 30 Upper Falls, and Old Post Road were funded by SMPDC's prior assessment grants to prepare for cleanup, demonstrating the importance of this new FY24 grant opportunity. Throughout all SMPDC's various Brownfields grants, quarterly reports, ACRES updates, and financial statements have been submitted on time and in accordance with all submittal requirements. No submittal/tracking issues have been identified for all cooperative agreements. All reports were reviewed by SMPDC and submitted to the EPA and DEP for review and comment.

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Southern Maine Planning and Development Commission (SMPDC), formerly known as the Southern Maine Regional Planning Commission (SMRPC) is a Regional Council or group of General-Purpose Units of Local Government, formed in 1964 according to Main State Statutes (Title 30-A, Chapter 119, Sections 2301-2342), received a 501(c)(3) designation in 1981, and is eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program. A copy of SMPDC's eligibility documentation is included as *Attachment 4*.

2. Community Involvement

Overall, SMPDC will hold at least three open public meetings/workshops to periodically present the progress of the assessment grant activities, solicit general comments and feedback from the public, and respond to comments regarding the Brownfields program. General public outreach and educational meetings, along with site-specific meetings regarding key findings and/or potential environmental risks identified for the priority Brownfields sites will also be conducted, as needed. These meetings will be advertised publicly via e-mail, local newspapers, and websites of SMPDC, local municipalities, and community organizations, as well as social media.

Brownfields program flyers and/or brochures will be made available at municipal offices and community centers, and meeting minutes and responses to comments received will be publicly available. We will also communicate the progress of our Brownfield assessment program through regular status updates available on SMPDC's website, social media, and newsletters. Reports will be available for review at our office and the office of the selected Qualified Environmental Professional (QEP), as a secondary information repository. Copies of specific output reports from the assessment activities will be made available to the public, upon request.

Information will also be shared by press releases, legal ads, and other public notices, as needed. We will submit press releases on SMPDC's Brownfields program to local newspapers including the *Portland Press Herald*. The majority of the community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed.

Through our prior successful Brownfields FY04, FY06, FY08, FY13, FY16, and FY18 Assessment Grants and FY07, FY09, and FY14 Revolving Loan Fund (RLF) Grants and current FY22 RLF funding, other state/federal grant programs, and community initiatives, SMPDC already has a strong and successful outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media to promote public awareness. SMPDC is always exploring new techniques and technology to solicit greater input from a broad segment of the community, particularly the underserved populations and communities identified in our grant application. For this grant application and to continue upon the successes of the prior Brownfields assessment and cleanup planning grant work, we are targeting specific communities along the Saco River, Mousam River, Ossipee River and downtown areas of Sanford, Biddeford and Parsonsfield that are the service centers to the Southern Maine region. With new Brownfields

Threshold Criteria for Assessment Grants

funding, these target areas can continue to be revitalized and become a catalyst to further invigorate sustainable redevelopment and growth throughout the region.

Additional details regarding proposed community involvement can be found in Section 2 of the Narrative and Ranking Criteria.

3. Expenditures of Assessment Grant Funds

SMPDC affirms that it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Named Contractors and Subrecipients

- Contractors:

SMPDC went out to bid in December of 2022 for QEP services for our entire Brownfields program, including both assessment and RLF oversight services when our previous contracts expired. Although SMPDC does not have an active assessment grant, we required a QEP for our active RLF and therefore moved forward with procurement for our entire program at that time. The solicitation was entirely prepared by SMPDC. Work under the solicitation was to be authorized on a task-by-task basis (“on call”) and there was no pre-determined dollar amount. SMPDC held an open Request for Qualifications bid process, posting the RFQ on our website and in a predominate newspaper statewide for a period of three weeks. SMPDC also sent the RFQ directly to 5 firms in the state, and we received 4 proposals. We conducted 3 interviews with a four-person selection committee, who then scored proposals based on the RFQ criteria. The process resulted in contracting with TRC as a primary QEP for all assessment and RLF oversight, as well as Credere Associates, LLC as a secondary QEP for RLF oversight when needed to avoid conflicts of interest.

Copies of the RFQ solicitation (*Attachment 1*) and QEP contracts (*Attachments 2 & 3*) have been included below.

- Subrecipients: Not Applicable