



Narrative Information Sheet
FY2024 U.S. EPA Brownfield Community Wide Assessment Grant Application
Our Katahdin, Millinocket, Maine

1. Applicant Identification: Our Katahdin
245 Aroostook Avenue
Millinocket, Maine 04462

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

3. Location
 - a. City: Millinocket
 - b. County: Penobscot County
 - c. State: Maine

4. Target Area and Priority Site Information:
 - Former Great Northern Paper Company, 1 Katahdin Avenue, Millinocket, Maine 04462
 - Jim's Dry Cleaners, 113 Aroostook Avenue, Millinocket, Maine 04462
 - Stearns High School, corner of Central Street and Katahdin Avenue, Millinocket, Maine 04462

5. Contacts:
 - a. Project Director: Steve Sanders, Director of Mill Site Redevelopment, Our Katahdin, 245 Aroostook Avenue, Millinocket, Maine 04462; steve@ourkatahdin.com; (207) 447-1788
 - b. Chief Executive/Highest Ranking Official: Sean DeWitt, President, Our Katahdin, 245 Aroostook Avenue, Millinocket, Maine 04462; sean@ourkatahdin.com; (917) 705-4669

6. Population: The Town of Millinocket has a population of 4,104 (2020 Census).

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	3
The priority site(s) is impacted by mine-scarred land.	
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).	2
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
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).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. Letter from State DEP Acknowledging Our Katahdin's Application: Attached



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

October 22, 2023

Our Katahdin
Attn: Sean DeWitt
P.O. Box 293
Millinocket, ME 04462

Dear Sean DeWitt:

The Maine Department of Environmental Protection (Department) acknowledges that Our Katahdin, as a qualifying non-profit, plans to conduct assessments of brownfields sites and is applying for an FY24 Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Sean DeWitt of Our Katahdin has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in Millinocket, Maine.

If the Our Katahdin 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

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfields Challenges and Description of Target Area

Our Katahdin (OK) is a non-profit organization that serves the Town of Millinocket, a small northern Maine town with a population of 4,104¹ located in the shadow of Mount Katahdin at the terminus of the Appalachian Trail. The Town of Millinocket is the geographic boundary for this grant. Millinocket was once home to Great Northern Paper (GNP) and the world's largest paper mill, but the town has been suffering from the mill's devastating closure in 2008. The GNP mill employed more than 2,000 people and was the heart and lifeblood of Millinocket since it opened in 1901. The GNP closure, and the loss of over 2,000 jobs in one small, isolated region shattered the local economy. Unemployment spiked in the wake of the closure, causing massive workforce flight and abandonment of industrial, commercial, and residential properties. The blighted, vacant industrial properties point to economic decline and potential environmental hazards. As a result, these sprawling Brownfields discourage businesses and residents from relocating to Millinocket, despite the town's proximity to some of the most stunning natural scenery and outdoor recreation opportunities in the northeast. Millinocket's population has declined more than 45% since 1980, as the mill reduced its workforce and then permanently closed² in 2008. The majority of people who left were technical and skilled laborers, families with young children, or people of child-bearing age. In 2020, it was estimated that 61% of Millinocket's residents were age 45 or older¹. A lack of jobs and opportunities has prevented displaced people from returning to the area; and an outmigration of our young population has left behind our sensitive population of low income, unemployed, disabled, and aging population that is struggling to adapt and reinvent themselves in a dwindling economy. Unemployment in Millinocket remains high at 6.5%² and the median household income in Millinocket (\$32,730) is only 60% of the median household income in the State of Maine (\$53,024)². Our once vital businesses and economy are no more, and the outmigration has left business owners without the workforce they require to operate.

The GNP mill and Millinocket's Downtown and Central Street (Route 157) corridor is the Target Area subject of this Community-Wide Assessment grant application. Our Downtown is surrounded by residential neighborhoods that are connected to Central Street (Millinocket's highway/commercial corridor). We estimate that we have over 40 Brownfields sites in Millinocket of which over half are vacant. In total, Brownfields occupy over 500 acres (30-35 sites) of our Target Area. Visitors to the once-vibrant Target Area are now confronted with the presence or perceived presence of contamination that worsens the challenges of vacancy, blight, neglect, economic hardship and the consequent inability to attract investors and developers. Our Brownfield challenges include vacant dry cleaners, former gas stations/auto repair facilities, vacant/dilapidated schools, and blighted industrial sites. Many of Millinocket's inhabitants, including members of its elderly, disabled, unemployed, low-income women and children sensitive populations live in the neighborhoods abutting Downtown and Central Street. The Target Area was home to a majority of businesses that supported the GNP mill, but have become neglected, distressed, and are in dire need of assessment and cleanup. This grant will identify contaminant releases and provide a clear understanding of environmental conditions throughout the Target Area. This critical first step will help the Town to assess risks to human health and the environment, prioritize and facilitate cleanup to protect sensitive populations, attract new businesses, and promote investment and redevelopment in the Downtown.

ii. Description of the Priority Brownfield Site(s)

The Target Area of this Community-Wide Assessment Grant application includes the GNP mill and over a dozen vacant properties with a wide range of environmental concerns. These include former gasoline filling/service stations with known and suspected petroleum contamination; former schools containing *asbestos, PCBs, lead paints, mercury and other universal wastes*; two former drycleaners with suspected contamination by chlorinated solvents; and numerous vacant, light industrial and commercial properties located along the Central Street corridor of Millinocket, each with a wide range of potential releases of hazardous wastes, metals, solvents, and petroleum, as well

¹ 2020 American Community Survey. Census.gov

² "Census of Population and Housing". Census.gov.

as hazardous building materials. Among these many properties, three have been identified as priority Brownfield sites for the purpose of this project.

(1) The GNP mill (1 Katahdin Avenue) located on Millinocket Stream and Ferguson Pond is home to the former 1,400-acre paper mill and Millinocket’s most infamous Priority Brownfield Site. This vacant site has received multiple assessments but given its massive size, historic uses, and redevelopment potential, it is in need of additional work to complete the characterization and prepare it for cleanup. The Paper Machine 11 complex as an example (approx. 200,000sqft), requires additional assessment. Petroleum, polychlorinated biphenyls (PCBs), lead-based paint, asbestos, universal wastes, and heavy metals such as mercury-containing thermostats and electrical switches are some of the contaminants identified. **(2) Jim’s Drycleaners** (113 Aroostook Avenue) is a prime example of a Site located in Downtown Millinocket. This vacant property operated as a drycleaner for years and went out of business shortly after the GNP mill closed. Environmental investigations completed to date determined that soil and groundwater at the property are contaminated with tetrachloroethene (PCE), a dry cleaning solvent and likely carcinogen. However, contamination is not only limited to the Jim’s Drycleaners property but has migrated in groundwater and soil vapor to nearby, underserved residential properties. Indoor air quality (vapor intrusion) has impacted nearby buildings that house Millinocket’s most sensitive citizens and prevented revitalizing the neighborhood. Jim’s Drycleaners was built on a sand and gravel aquifer where contamination can travel great distances from its source. Additional studies are needed to fully assess the impact of the PCE plume and determine the optimum cleanup strategies. **(3) The former Stearns High School** (corner of Central Street and Katahdin Avenue) constructed in 1923 is currently utilized as assisted living but is in need of assessment as portions of the building contain hazardous building materials and without assessment its use is impaired as portions of the site cannot be used as living space. The building reportedly contains hazardous building materials (asbestos and lead based paint) in large quantities.

iii. Identifying Additional Sites

The enormity in scale associated with potential contamination and environmental issues associated with the GNP mill and Downtown and Central Street properties, is overwhelming; to date, these Brownfields sites have not been sufficiently characterized. A Brownfields Program is vital for OK to conduct subsurface investigations and Hazardous Building Materials Inventories (HBMI) to properly assess and evaluate the priority Brownfield Sites to determine the extent our sensitive populations living and working in the Target Area are exposed to contamination. Millinocket is an underserved community so we anticipate all sites selected for inclusion in the program to benefit our disadvantaged population. These sites represent the greatest potential environmental impact/Brownfields challenge to the community, and whose investigation is most likely to leverage private investment and to be redeveloped. OK’s plan for selecting additional sites involves community engagement and community partners who will have meaningful involvement in the decision-making process.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

OK was formed to help the Target Area with reuse and revitalization planning, with the mission of bringing jobs back to the area through investment in Millinocket’s core infrastructure, including the GNP site. In 2020, OK and Millinocket participated in a combined Comprehensive Plan with the neighboring towns of East Millinocket and Medway in Penobscot County. This plan highlights Downtown Millinocket and the Central Street corridor as priority areas to focus economic development opportunities and to develop long-term reuse and revitalization goals. *Under the Tax Cuts and Jobs Act of 2017, Millinocket was designated as an “Opportunity Zone.”* The Town is also part of the Pine Tree Development Zone Program, which offers a reduction in taxes if jobs are created. **Reuse and revitalization of blighted Downtown and Central Street properties are in-line with the goals of the Town’s Comprehensive Plan. Sites will be used to create modern commercial and workforce housing development to support the new jobs being created at the**

former GNP site. OK works in close collaboration with Four Directions Development Corporation to improve the social and economic conditions of the Native American tribes in Maine. There is potential for Four Directions to utilize the Jim's Dry Cleaners site to expand their tribal community center as it is adjacent to one of their other projects. The former Stearns High School site is underutilized given suspected contamination, once assessed and cleaned up, it could serve as modern senior or workforce housing. Potential Brownfield sites in our Downtown and along Central Street are not located within the flood zone of Millinocket Stream or its tributaries³.

ii. Outcomes and Benefits of Reuse Strategy

As an "Opportunity Zone," Millinocket's revitalization plans will spur economic development in one of the State's poorest regions. Performing environmental assessments will be an important step in a multi-phased process to assess, reuse and redevelop the Target Area. Assessment, cleanup, and revitalization of Downtown and Central Street properties will have immediate direct and positive impacts to public welfare, health, improve climate adaptation, and the environment; and will stimulate the economy, create much needed jobs, expand the tax base, increase property values, reduce blight, improve community morale and neighborhood investment. The GNP site will be restored to a light industrial/forest products campus with improved stormwater systems thereby improving local climate adaptation/mitigation, Jims Dry Cleaner reuse will support Four Directions community center expansion and Stearns School will be reused as housing. Revitalization of properties in the Target Area will allow for reuse of existing sewer, water, and electric infrastructure as well as reusing buildings that are predominately intact and can be remediated and reused in a cost-effective manner. These outcomes correlate with our reuse strategy for our Target Area.

By eliminating environmental stigma and safety concerns with vacant and dilapidated buildings that currently exist in the Target Area, we anticipate property values will rise in neighborhoods throughout town. Brownfields Assessment funding is vital to promote prosperity and jump-start the commercial and residential revitalization of Millinocket.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

The grant will stimulate the availability of numerous sources of additional funds for assessment, remediation and redevelopment in the Target Area, as described below. This will support the renovation/redevelopment of properties in the Target Area. Until environmental assessment and eventual cleanup occurs, redevelopment or renovation of blighted properties in the Target Area of Millinocket will remain incumbered.

OK received a FY2022 and a FY2020 \$350,000 Site Specific Assessment Grant for the GNP site, a FY2020 \$500,000 Cleanup Grant for the former Administration Building, a FY2021 \$500,000 Cleanup Grant for the former Research Building, a FY2022 \$500,000 Cleanup for the Engineering Building, and a FY2023 \$1.5M Cleanup Grant for the Tank Farm and Rail Corridor. In September 2018, OK received a \$5.3M federal grant from the U.S. Economic Development Agency (EDA) to remediate and build critical infrastructure at the GNP Site. Additionally, OK has received a \$259,446 grant from the Maine Rural Development Authority, and a \$200,000 grant from the Northern Border Regional Commission. OK also has firm leveraging commitments from the following: \$10,000 grant funding from the Maine Community Foundation to support engineering and planning; \$114,774 from the Elmina B. Sewall Foundation via sub-grant from the Nature Conservancy for community outreach and engagement; and \$150,000 in federal grant funding from the Northern Borders Regional Commission for fiber optic broadband infrastructure. This money has been earmarked for infrastructure, utility, and telecommunication improvements which are necessary to attract and secure tenants at the GNP site.

Key funding resources that owners/developers of our priority Brownfield Sites would be most likely to seek and secure for assessment would be Eastern Maine Development Corporation's Brownfields Assessment/RLF Program, and for remediation, funding is available from the MEDEP and DECD's Brownfields RLF Program. Key funding resources that owners/developers of the priority sites would be most likely to seek and secure for use in a revitalization strategy would be: 1) the Community Development Financial Institutions Fund's and the Internal Revenue Service's

³ Penobscot County, Maine National Flood Insurance Panel Number 2301110005B

New Markets Tax Credit Program; 2) the United States Treasury Department’s and the Internal Revenue Service’s Opportunity Zone Program; and 3) the Maine Office of Community Development Community Development Block Grant (CDBG) Economic Development Program.

ii. Use of Existing Infrastructure

The Target Area maintains significant infrastructure which can be reused as a cost savings for future redevelopment. Electricity: *hydroelectric and solar power are generated in Millinocket for public use and high voltage electrical service lines extend directly to the GNP site.* Water & Wastewater: properties in the Target Area are provided with public water and sewer services. Rail Access: The Target Area has access to Central Maine & Quebec’s rail line, which is capable of transporting goods to the deep-water ports of Searsport, Maine and through an interconnect to metropolitan centers in the Northeast. Data: The Target Area has high-speed fiber access.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

i. The Community’s Need for Funding

Due to the small population of Millinocket (4,104¹) and the existence of economically impoverished sensitive populations, OK cannot provide direct funding for this large-scale assessment project. When GNP began down-sizing, and eventually closed its doors, over 2,000 people lost their jobs and unemployment rates spiked. Technical, good-paying jobs have not returned, and unemployment in Millinocket remains high at 6.5% (Maine unemployment rate is 5.3% and USA is 3.6%⁴).

The median household income in Millinocket is \$32,730, approximately 60% of the Maine median household income of \$53,024⁴. The closure of the GNP mill resulted in a further loss of more than \$2 million in municipal taxes. The economic hardships resulting from the mill closure continue, and Millinocket’s 2016 valuation, \$176 million, represents a decrease of about \$35 million from the previous year. This devaluation was caused in part by the demolition of former paper mill buildings at the GNP site. The town also lost \$32.5 million in personal property valuation with the removal of equipment from the GNP mill site⁵. These economic hardships have made it impossible for the Town to fund environmental and assessment projects, or to address the blight and vacant Downtown buildings or along Central Street using municipal funds. Because OK is unable to fund environmental assessments and cleanup activities, responsibility falls on individuals, business owners, and non-profit groups. OK’s Community-Wide Brownfields Assessment Grant is crucial to the assessment and revitalization of our Target Area. The Brownfields Assessment Grant would truly be the impetus for area reinvestment and development, job creation, an increase in the Town’s tax base, and will serve to protect the health and welfare of our most sensitive citizens.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Low income, unemployed, disabled adults, the elderly, pregnant women and children are our sensitive populations which are disproportionately impacted by environmental concerns present in our Target Area, including hazardous building materials (asbestos, lead paint, PCB, and mold concerns) which are present in homes and buildings in the Target Area and surrounding neighborhoods. High unemployment rates have caused migration of young adults, professionals, and talented laborers who are forced to move elsewhere to find jobs. The median age is 54.2 with people over 65 making up almost 30% of the population and placing it at the 93rd percentile nationally⁶. Current Millinocket values are 36% over age 64, 94th percentile nationally. Low income 35%, 62nd percent nationally and unemployment 9%, 79th percentile nationally⁶. The older population requires increasingly high service costs and provides the Town with a diminishing tax base. *This is compounded by the fact that 22% of the general population is affected by a disability (compared to 15.8% in Maine and 12.6 nationally); and 32% of the elderly population over 65 is affected by a disability⁷* (2021 American Community Survey). These environmental issues, combined with overall disinvestment and blight that plagues the Target Area, have impacted the health of low-income families, especially single-women and children, the disabled, and elderly individuals that live in the Target Area and are limited in their choices for housing options, lacking

⁴ 2020 American Community Survey. Census.gov.

⁵ <https://bangordailynews.com/2015/09/03/news/penobscot/millinocket-property-tax-rate-rises-as-valuation-plummets/>

⁶ EJSOREEN and 2019 American Community Survey. Census.gov.

the funds to move or conduct necessary renovations to keep them safe. Low-income residents in particular, pay a disproportionate share of their income toward healthcare. Adding environmental contaminants to their healthcare concerns is overly burdensome to the Town’s most sensitive populations.

Brownfields assessments are the first step in a redevelopment process that will create community pride, investment, and good-paying jobs. Reinvestment in the community will lead to improvements in infrastructure, our housing stock, health care services, and will improve the health and welfare of those sensitive populations who live and work in Millinocket.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions**
According to the Maine Centers for Disease Control (Maine CDC), 12.8% of adults in this region suffer from asthma compared to 8.9% nationwide. According to EJSCREEN, the Millinocket CDP is at 96th national percentile for cancer, 88th percentile for asthma, 97th percentile for heart disease and 72nd percentile in terms of low life expectancy. Exposure to contaminants found at the priority sites, including asbestos, VOCs and heavy metals increases the burden associated with these health conditions. Asbestos is prevalent inside many of the abandoned and dilapidated buildings in our Downtown and in vacant, commercial buildings along the Central Street corridor Target Area. Asbestos is known to contribute to *respiratory ailments, such as asthma, lung cancer and asbestosis*. This along with other hazardous materials (solvents and metals) and petroleum impacts at Brownfield sites, highlight the burden our residents have and the importance of assessing and eventually cleaning up these sites.

Former gasoline filling/service stations, drycleaners and automotive repair businesses in the Target Area typically have soil and groundwater contamination characterized by petroleum constituents, dry cleaning solvents and heavy metals; studies show that individuals exposed to these contaminants over long periods can develop cancer and other health impacts. Assessment, cleanup and removal of contaminants like the ones that have been documented in our Downtown and along Central Street will reduce the hazards and mitigate health impacts to the identified sensitive populations in Millinocket.

(3) **Environmental Justice**
(a) Identification of Environmental Justice Issues

Census Tract 300 where Millinocket is located is identified as disadvantaged according to CJEST. Millinocket’s sensitive populations live in substandard housing, characterized by hazardous building materials such as lead paint and asbestos. The Target Area has some of the oldest housing stock in America. In the United States, 41% of occupied housing was constructed prior to 1970 (when lead-based paint was still widely used); however, in Millinocket, that number skyrockets (lead paint indicator 76th percentile nationally). *This means 3 of 4 individuals in Millinocket, many of whom are elderly, disabled, and low-income pregnant women and children, are living in homes which may be contaminated with lead and asbestos-contaminated particulates and poor indoor air quality, which may be contributing to asthma and cancer rates.*

Brownfields have created environmental justice challenges which have resulted from past industrial, governmental, and commercial operating policies which caused a cycle of disinvestment and poverty. The median household income in Millinocket is \$32,730, approximately 60% of the Maine median household income (\$53,024), and 10.1% of the population lives in poverty⁷. Former gas stations, drycleaners and light industrial properties located Downtown and along Central Street once provided jobs, security, and financial contributions, but are now contaminated relics which are a drain on the Town’s economy, environment, and demographics as reflected in the EJ indices.

(b) Advancing Environmental Justice

The assessment grant will identify subsurface pollution caused by volatile organic compounds (VOCs) from dry cleaning solvents and petroleum from the dry cleaners and gasoline/service stations. This information will allow OK to identify potential vapor intrusion hazards into Target Area buildings that are occupied by underserved residents, and to work to mitigate such hazards. The Target Area’s revitalization, spurred by Brownfield assessment and redevelopment, will bring jobs and people back to Millinocket, spurring economic development and improvement of health care services, opportunities, and amenities. These services will benefit those individuals who were

⁷ 2021 American Community Survey. Census.gov

impacted, displaced, and marginalized by the devastating mill closure, and will, in fact, help to prevent further displacement of residents and businesses by helping to reverse the current decline in available suitable housing and commercial buildings. This project will not displace our residents or businesses but rather improve their housing options and employment opportunities. We will develop a plan to monitor the potential for displacement, by monitoring demographics, property values, rents, and vacancy rates as a baseline.

b. Community Engagement

2.b.i Project Involvement & 2.b.ii Project Roles

OK and the Town formed a private-public partnership and created an Economic Redevelopment Committee to support redevelopment of the GNP mill property. In 2020 and 2022, OK was awarded Site-Specific Brownfields Assessment Grants to assess environmental conditions at the former GNP mill property. OK's successful Brownfields project partnership with the Town of Millinocket (i.e., the Town government) will continue under this new grant, and other community-based organizations will also provide meaningful involvement to the project, as described in the table below. These partners have fulfilled similar roles on prior OK Brownfields projects.

Partner Name	Point of Contact	Specific Role in the Project
The Nature Conservancy	Bill Patterson, wpatterson@tnc.org 207-607-4819	TNC will provide grants, help convene community-based organizations, and deliver in-kind/cash support.
Katahdin Area Chamber of Commerce	Katy Patten members@katahdinmaine.com 207-723-4443	This business entity has more than 100 members and will help select sites, develop reuse options, attend meetings, visioning, marketing, and be part of the Brownfield Advisory Committee (BAC).
Eastern Maine Development Corporation	Lee Umphrey lumphrey@emdc.org 207-942-6389	EMDC has managed numerous Brownfield Grants and will assist with outreach and providing potential Cleanup funding through their Brownfields RLF program.
Penobscot Indian Nation	Michael Burgess, J.D. mburgess@penobscotnation.org 207-881-3333	The Penobscot Indian Nation will provide input on the assessment of the Target Area sites adjacent to tribal lands.

2.b.iii Incorporating Community Input

OK is built on community engagement having hosted extensive community outreach efforts to date. We will conduct up to three public education/information meetings to be held in our Target Areas during the assessment and reporting phases, and remedial and reuse planning (interpreters will be provided). Project stakeholders include site owners, neighbors, developers, community organizations, citizen groups, lenders, EPA, and MEDEP. We will also conduct up to two public meetings for each selected site: after the Phase II Assessment and after the ABCA/RAP are completed. These meetings will be public informational meetings. For priority sites, community charrettes (in-depth design/planning process) to solicit public input and develop cleanup/reuse options that incorporate green space/recreation, architectural options for the reuse, as well as community needs for the proposed site redevelopment. Our BAC will act as a steering committee and make decisions with respect to site selection/prioritization, cleanup and future use. We will compare findings to our Comprehensive Plan for context. The Qualified Environmental Professional (QEP) will provide drawings of cleanup/reuse options.

Project updates will be publicized in local and state-wide newspapers, on OK's website, and social media. OK will create informational flyers, handouts, and project summary documentation, and will distribute paper versions of these documents in key locations throughout Millinocket to include our sensitive populations (elderly and low-income individuals) who may not have internet access. Hard copies of project documents and reports will be available at OK's office for review. Public meetings will be handicapped accessible. OK will also accommodate those who speak languages other than English and/or may have hearing/reading impairments (such as the elderly and the disabled), by providing translators, and providing access to videotelephony and online chat

services through a cloud-based, software platform (e.g. video) as a means for community engagement.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs (including 3.a. i., ii., iii., iv.)

Task/Activity 1: Cooperative Agreement Oversight
<p>i. Project Implementation:</p> <ul style="list-style-type: none"> EPA-Funded Activities: OK will perform program development, organization, and support; will conduct programmatic oversight, and will develop a BAC that will include OK staff, the QEP, MEDEP/EPA (technical advice), and citizen/project stakeholders. Based on a competitive bid process (per 40 CFR 30 and other applicable state and federal rules and regulations), OK will develop a Request for Proposals, hold interviews, and select a QEP. One OK staff person will attend two National Brownfield conferences. Quarterly reports and MBE/WBE reporting will be completed. ACRES will be maintained/updated. OK will establish a schedule and facilitate meetings with the BAC, MEDEP, and EPA. Project implementation will include the project team identifying priority sites in the Target Area. Non-EPA grant resources needed to carry out task: Unpaid OK volunteers will assist with identifying sites.
<p>ii. Anticipated Project Schedule: This will be an ongoing and continuous effort throughout the 4-year grant cycle. We anticipate the BAC will be developed within 1 month of funding, and that meetings will be held at regular intervals throughout the project. Our BAC project kickoff meeting will be conducted prior to QEP selection, and a second meeting will be held after selection. We anticipate a QEP will be selected within 3 months of funding. MBE/WBE reports will be submitted and ACRES will be updated on a Quarterly basis.</p>
<p>iii. Task/Activity Lead: OK will lead this task, with assistance from the BAC and selected QEP.</p>
<p>iv. Outputs: A BAC will be developed; a QEP will be selected; OK and the QEP will facilitate/attend up to three meetings with the BAC; our inventory will be expanded; 16 quarterly reports will be prepared; MBE/WBE reporting will be conducted; ACRES will be updated on a Quarterly basis; and a final project report submitted.</p>
Task/Activity 2: Community Engagement
<p>i. Project Implementation:</p> <ul style="list-style-type: none"> EPA-funded activities: With help from the BAC and QEP, OK will hold up to three public meetings to solicit site data and educate local officials and citizens about the Brownfields process. We will also develop and distribute outreach materials (such as Site nomination forms, informational and outreach brochures, and general informational packets). Public participation will be enhanced by televising OK and BAC meetings, website and social media announcements (Facebook), public notices in newspapers, press releases, and legal ads. We will prepare a Brownfields Inventory to prioritize and rank identified sites based on perceived environmental concerns, potential for economic development, proximity to existing infrastructure, and other criteria with the highest rated sites being selected for the program. Once sites are selected, and if the property owner is amenable, we will prepare EPA eligibility documentation to enter the site into the Program. Non-EPA grant resources needed to carry out task/activity: Community partners will be used to help advertise public meetings and solicit input from the community.
<p>ii. Anticipated Project Schedule: Community outreach will occur over the duration of the grant; the first public meeting will occur at project kickoff (with education via “Brownfields 101”) and as part of the Brownfields Inventory. Subsequent public meetings will be held after Sites are entered into the program and assessment activities have begun. Additional public meetings will be held during cleanup and reuse planning.</p>
<p>iii. Task/Activity Lead: OK will oversee this task with assistance from the BAC/QEP/community partners.</p>
<p>iv. Outputs: Outreach and educational materials (Brownfield 101 tri-fold brochure and FAQ handout), public meeting advertisements, press releases and project update reports, educational materials to support public meetings (PowerPoint presentations and handouts), completed Site nomination forms. Three public meetings. One-on-one meetings with Site owners, occupants, and abutters, as needed.</p>

Task/Activity 3: Phase I & Phase II Site Assessments

- i. **Project Implementation**
 - EPA-funded activities: The QEP will conduct Phase I ESAs for eligible sites in accordance with ASTM E1527-21 as well as “All Appropriate Inquiry” standards; these will include a site visit, review of regulatory agency files, interviews with site personnel, review of historical files, and a written report for each site. The ESAs will include a summary of “recognized environmental conditions” and recommendations for follow-up investigations and activities. Based on these recommendations, Phase II ESAs will be conducted to determine if contamination exists, and if so, to what extent. Phase II ESAs will be conducted in accordance with ASTM E1903 and may include soil, groundwater, and/or soil gas sampling, UST assessments, or hazardous building materials inventories (HBMI). Prior to conducting a Phase II ESA, a site specific quality assurance project plan (SSQAPP) and sampling plan will be prepared for USEPA and MEDEP review and approval. Site owners, OK staff, and the general public will be kept informed of ongoing activities. Priority will be given to sites that have the highest redevelopment potential in the Target Area as well as projects that support the Comprehensive Plan.
 - Non-EPA grant resources: None
- ii. **Anticipated Project Schedule:** ESAs will be completed throughout the four-year grant cycle. We anticipate we will complete our first Phase I ESA within 4 months of receiving grant funds. A Phase I ESA takes approximately 3-4 weeks to complete, SSQAPPs take approximately 3 weeks to prepare and have a 30-day MEDEP and EPA review period, and Phase II investigations and reporting often take 8-10 weeks or more depending on scope of work, although these schedules can be expedited if needed.
- iii. **Task/Activity Lead(s):** The QEP will perform this task, with assistance by OK in providing site access and access to key site personnel and other resources.
- iv. **Outputs:** 16 Phase I ESAs, 10 SSQAPPs, 10 Phase II ESAs, 5 HBMI.

Task/Activity 4: Cleanup Planning & Area-Wide Planning/Reuse Planning

- i. **Project Implementation:**
 - EPA-Funded Activities: The QEP will develop ABCA/RAPs for areas of concern (AOCs) which require remediation based on Phase II ESA data. The ABCA/RAPs will include remedial actions for each identified contaminant that exceeds applicable MEDEP or other applicable standards. In each ABCA, remedial action alternatives will be compared based on metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. Based on the results, a RAP will be developed for the Site AOCs, considering the specific or potential reuse scenario(s) for the Site). Concurrently, OK, the BAC, and the QEP will complete reuse planning activities on select Sites. A public meeting will be held during this reuse planning period to solicit input from the public and community partners; we envision this meeting as a design charette (especially for priority sites like the GNP site) to encourage public participation.
 - Non-EPA grant resources needed to carry out task/activity: None
- ii. **Anticipated Project Schedule:** ABCA/RAPs will be completed within 1-2 months of finalizing the Phase II ESA report. The public meeting/design charette will be held after the draft ABCA/RAPs are complete, but before they are finalized. We anticipate no impediment to completing this task within the grant period.
- iii. **Task/Activity Lead:** The QEP will oversee the completion of ABCA/RAPs. OK will oversee the public meeting/design charettes with assistance from the QEP and BAC.
- iv. **Outputs:** Outputs include up to eight (8) ABCA/RAPs; one public meeting/design charette (and associated outreach/presentation materials).

b. Cost Estimates

Task 1 – Cooperative Agreement Oversight: This task includes OK’s time for program development, organization, and support (80 hours @ \$50/hour = \$4,000); up to three meetings with the BAC (30 hours @ \$50/hour = \$1,500); preparing bidding documents for QEP selection and interviewing/contracting with the QEP (15 hours @ \$50/hour = \$750); \$1,000 for supplies; and for travel to the National Brownfields Conference (one person - two conferences @ \$4,500 air/bus fare, lodging, and registration. QEP time associated with this task is estimated at \$5,250, which includes attendance at three BAC meetings and programmatic support.

Task 2 – Community Engagement: Costs under this task include OK staff (130 hours at \$50/hour = \$6,500); \$1,000 for supplies and QEP personnel time (estimated at \$6,500) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community.

Task 3 – Phase I & II Environmental Site Assessments: We anticipate our QEP completing sixteen Phase I ESAs (16 x \$4,000 each). We anticipate that the QEP will complete ten Phase II Investigations as part of the Brownfields Assessment Grant (10 x \$33,000 each, inclusive of geophysical/drilling/laboratory subcontractors). Cost includes OK’s time for report reviews and interfacing with MEDEP, EPA, BAC personnel and property owners (120 hours at \$50/hour = \$6,000).

Task 4 – Cleanup/Reuse Planning: We anticipate that our QEP will complete eight cleanup plans/feasibility studies, known as Analysis of Brownfields Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs) (8 x \$8,000 each). Costs include OK’s time for review of ABCA/RAPs, interfacing with MEDEP, EPA and BAC personnel, and attending/participating in a public meeting/design charette (100 hours at \$50/hour = \$5,000).

Budget Categories		Project Tasks (\$)				Total
		Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Phase I & II Assessments	Task 4 Cleanup/ Reuse Planning	
Direct Costs	Personnel	\$6,250	\$6,500	\$6,000	\$5,000	\$23,750
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$4,500	\$0	\$0	\$0	\$4,500
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies*	\$1,000	\$1,000	\$0	\$0	\$2,000
	Contractual	\$5,250	\$6,500	\$394,000	\$64,000	\$469,750
	Other (specify)	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$17,000	\$14,000	\$400,000	\$69,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$17,000	\$14,000	\$400,000	\$69,000	\$500,000

*Supplies include presentation and printed materials for community meetings, microphone/video rentals, chairs/tables.

c. Plan to Measure and Evaluate Environmental Progress and Results

OK and its QEP will track progress to ensure project funds are expended timely and efficiently. We will hold monthly status meetings to review our milestone chart, priority sites, schedule, and budget. ACRES will be utilized for preparing electronic quarterly reports. Our overall expected outcomes are to return the selected Brownfields and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality.

Completion of prepared environmental reports (i.e., Phase I and II Reports, QAPPs, ABCA/RAPs, and reuse/redevelopment planning activities) will document the assessment progress at each site and will also be outputs of the program. Sites selected to participate in the Brownfield assessment program either are or will be entered into the MEDEP’s Voluntary Response Action Program. The number of sites assessed and the particulars of the assessed sites (i.e., acres of site, contaminants found, assessment money spent, leveraged money, etc.) will be tracked via EPA quarterly reports, as well as EPA’s ACRES online database. These documents and work products will provide the liability protections required to stimulate redevelopment. Phase I ESAs provide landowner defense under CERCLA, completion of ABCAs will determine cleanup costs, reuse/redevelopment planning activities will assist developers with their business plans for development of the Brownfield sites. During and following the Community-Wide Assessment Grant project, OK will track the leveraged private investment in assessed sites.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

4.a.i Organizational Capacity, 4.a.ii Structure, & 4.a.iii Description of Key Staff

OK has the capacity to complete the requirements of an Assessment Grant. Our team is well versed in completing timely submission of the programmatic, administrative, and financial requirements including ACRES and quarterly reporting. OK consists of industry experts with experience executing large scale projects, community engagement, marketing and social media, construction and contract management, risk management, cost control and environmental stewardship. This Brownfield Assessment project will be completed in a timely, cost-efficient, and effective manner.

Steve Sanders, OK's Director of Mill Site Redevelopment, is our Project Director and will have direct oversight of the management of this program. Mr. Sanders obtained a Bachelor of Science in Physics from Boston College in 1993. He is responsible for leading OK's Brownfields Cleanup Grants as well as their FY2022 Site Specific Brownfields Assessment Grant. Mr. Sanders will be assisted by **Michele McInnis**. Ms. McInnis leads OK's Administration and Coordination. She will be in contact with the public and Target Area neighbors and will be instrumental in the public outreach/education portions of the process. OK's President and Board Member **Sean DeWitt** who currently works as a Director at the World Resources Institute will assist with the project. Sean holds a BSc in engineering from Purdue University and an MSc in Development Finance from the University of London and graduated from Stearns High School in Millinocket in 1993. Sean managed over \$6M in federal and non-federal loans as part of the GNP redevelopment.

4.a.iv Acquiring Additional Resources

As in the past, OK will manage a competitive procurement process in accordance with 40 CFR 30 through a Request for Proposals to solicit responses from qualified firms to select our QEP and to assist with community outreach and regulatory compliance. OK and its selected QEP will liaison with the MEDEP to design, coordinate, and oversee the successful completion of the proposed assessment program. OK will also seek the advice and support of EPA and MEDEP Brownfields Coordinators for direction on programmatic requirements. OK will promote strong labor practices, local hiring/procurement, and will link members of the community to potential employment opportunities in Brownfields assessment, cleanup, and redevelopment related to the proposed project in a meaningful and equitable way.

b. Past Performance and Accomplishments

ii. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

OK received and has managed a \$200,000 FY2017 U.S. EPA Brownfield Cleanup grant for the 10,000+ square foot building located at 230 Penobscot Avenue in downtown Millinocket to abate hazardous building materials and asbestos-containing materials. That cleanup grant leveraged \$110,000 in private investment. OK received a FY2022 (**over 70% drawn down**) and a FY2020 \$350,000 Brownfield Site Specific Assessment for the GNP site, a FY2020 \$500,000 Cleanup for the Admin Building, and a FY2021 \$500,000 Cleanup for the Research Building (hazardous building materials abatement). OK received a FY2022 \$500,000 Cleanup for the Engineering Building (hazardous building materials abatement) that will be completed by end of 2023. Significant assessment work has been completed and assisted in securing our first major tenant with development of a \$120,000,000 data center. Cleanup has been completed for the Admin Building. OK's outputs/outcomes are reflected in ACRES.

(2) Compliance with Grant Requirements

Throughout all Brownfield grant periods, OK has submitted quarterly reports and ACRES updates on time and in accordance with all submittal requirements. Likewise, all annual financial statements have been properly submitted. All closed Brownfields grant funds were entirely spent down and our open FY2021 Research Building, FY2022 Engineering Building (cleanups), and FY2022 Site-Specific Assessment are anticipated to be drawn down and closed out ahead of schedule in 2024. Our FY2023 Tank Farm and Rail Corridor cleanup is scheduled for construction in the spring of 2024 with grant close out by year end 2024. No submittal or tracking issues have been identified for any Brownfields cooperative agreements. Our Brownfield programs are being completed in accordance with our approved work plans, schedules and terms and conditions with no corrective actions issued.

ATTACHMENT A

Threshold Criteria for Assessment Grants

Our Katahdin, Millinocket, Maine

U.S. EPA Brownfield Community Wide Assessment Proposal

Attachment A: Threshold Criteria

FY2024 U.S. EPA Brownfield Community Wide Assessment Grant Application
Our Katahdin, Millinocket, Maine

Threshold Criteria

1. Applicant Eligibility

Our Katahdin is a non-profit organization and maintains tax-exempt status under section 501(c)(3) of the Internal Revenue Code and therefore is eligible to apply for Brownfields Assessment funding from the U.S. Environmental Protection Agency (EPA). Documentation of tax-exempt status is included as *Attachment B* to the Narrative.

2. Community Involvement

Our Katahdin will hold up to three public meetings during the course of the grant period. We will advertise these meetings through advertisements in the Lincoln News, a local newspaper with a Katahdin section and good local readership. We will also advertise on the Our Katahdin website, the Town of Millinocket website, and with door-to-door fliers as necessary.

We will communicate the progress of our Brownfields assessment program to citizens through regular status updates which will be publicized in local and state-wide newspapers, on the Town's website, and on OK's website and social media outlets. OK will create informational flyers, handouts, and project summary documentation, and will distribute paper versions of these documents in key locations throughout town to include our sensitive populations (elderly and low-income individuals) who may not have internet access. Our Katahdin also intends to solicit local news coverage of public meetings and Brownfields events, such as public outreach and education meetings, Site walks, and redevelopment/reuse planning charettes.

The overwhelming majority of our community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs (such as those that may have hearing/reading impairments), as needed.

3. Expenditure of Existing Grant Funds

Our Katahdin has an FY2022 Assessment Grant and affirms that more than 70% has been drawn down. Documentation of our draw down is included in *Attachment C* to the Narrative.

4. Named Contractors and Subrecipients

N/A as Contractors/Subrecipients have not been procured/named.