



Town of Brunswick, Maine

R01-24-A-028

INCORPORATED 1739

OFFICE OF THE TOWN MANAGER

85 UNION STREET

BRUNSWICK, MAINE 04011-2418

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Narrative Information Sheet

EPA FY2024 Brownfields Community-Wide Assessment Grant Application

Town of Brunswick, Maine

1. Applicant Identification: Town of Brunswick, Maine
85 Union Street
Brunswick, Maine 04011
2. Funding Requested
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
3. Location
 - a. City: Brunswick
 - b. County: Cumberland County
 - c. State: Maine
4. Target Area and Priority Site/Property Information (Community-Wide Assessment Grant Application)
 - a. Target Area(s): Transportation Corridor (U.S. Route 1 and Rail line) and Former Brunswick Naval Air Station Support Area
 - b. Census Tract Number: Census Tract/Opportunity Zone 23005011205 and 23005011100
 - c. Address of Priority Sites:
 - i. Mill Street Properties, 51 Mill Street and 2 Swett Street, Brunswick, Maine
 - ii. Former Rail Yards, 0 Union Street and 10 Weymouth Street, Brunswick, Maine
 - iii. Maine Gravel Services, 0 Gurnet Road, Brunswick, Maine
 - iv. Maquoit Bay Property, 0 Maquoit Road, Brunswick, Maine
5. Contacts:
 - a. Project Director: Sally Costello, Economic Development Director, 85 Union Street, Brunswick, Maine 04011; 207-721-0292; scostello@brunswickme.org
 - b. Chief Executive/Highest Ranking Official: John Eldridge, Town Manager, 85 Union Street, Brunswick, Maine 04011; 207-725-6659; jeldridge@brunswickme.org
6. Population: The Town of Brunswick has a population of 21,831 (2020 Census).

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	NA

8. Letter from State or Tribal Environmental Authority: Attached

9. Releasing Copies of Applications: Not Applicable - No portions of this application are confidential, privileged or sensitive.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

October 19, 2023

Town of Brunswick
Attn: Sally Costello
85 Union Street
Brunswick, ME 04011

Dear Sally Costello:

The Maine Department of Environmental Protection (Department) acknowledges that the Town of Brunswick plans to conduct assessments of brownfields sites and is applying for an FY24 Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Sally Costello of the Town of Brunswick has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the town.

If the Town of Brunswick 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 Brownfield Challenges and Description of Target Area

The Town of Brunswick was settled in 1628 and incorporated in 1739, almost 100 years before Maine became a State. The Androscoggin River runs through Brunswick and falls in three successive stages which provided waterpower for the burgeoning industrial revolution. Brunswick became a major producer of lumber, with as many as 25 sawmills. Some of the lumber went into shipbuilding. Other mills produced paper, soap, flour, marble and granite work, carriages and harness, plows, furniture, shoes and confections. The Town was the site of one of the earliest cotton mill in Maine, the Brunswick Cotton Manufactory Company, built in 1809 to make yarn. thriving industrial development led to an influx of workers, many who came from rural Canadian villages and towns.

Throughout the years Brunswick's, as well as most of Maine's, industries began a significant decline that led to the loss of hundreds of jobs and the closing of many industrial and commercial businesses. In 1935, the Brunswick airport was constructed and within a decade was converted into the Brunswick Naval Air Station (BNAS) to support the war effort. This 1,487-acre station and its activity replaced much of the industrial base in our community but many of the former industrial properties remained and were left to decay. BNAS closed in 2011 under the federal Defense Base Realignment and Closure Act of 2005 and has similarly left behind a legacy of environmental stigma and, in many places, contamination. BNAS is home to an active Superfund Site within its boundary. Our numerous Brownfield Sites, combined with their legacy of contamination, have contributed to disinvestment in several areas. The Target Areas of this Brownfield Grant are the U.S. Route 1 and the rail-line transportation corridor that cuts through the community (including the Mill Street Area near the Androscoggin River), and the support service area around the former BNAS. The **Transportation Corridor Target Area** is an approximately 1,000-foot-wide corridor that starts after the Interstate 295 offramp and continues for 1.5 miles through our downtown before ending, and is Maine Census Tract 23005011205. This Target Area contains aging housing stock and several neglected Brownfield sites (former cotton mills, demolished mill foundations, rail yards, closed machine shops, former gas stations, and vacant lots that formerly housed apartments) all of which present health risks to the populations that live therein. The **BNAS Support Area Target Area** is Maine Census Tract 23005011100 and is also a designated **Opportunity Zone**. This tract is located near BNAS in our Cook's Corner Area and contains vacant and neglected commercial properties that used to offer support services to the military, and multifamily residential properties that formerly housed both civilian and military workers. Nearly 10 brownfields have been identified in the second Target Area and include a former aggregate processing facility, gas stations, machine shops, commercial buildings, automotive garages, and a dry cleaner).

ii. Description of the Priority Brownfield Site(s)

Brunswick is bisected east to west by the U.S. Route 1, the railroad that runs through coastal Maine to Rockland. Each of the forms of transportation left its own environmental issues behind. U.S. Route 1 starts in our Transportation Corridor Target Area and ends in our BNAS Support Area Target Area. Located along the roadway are Brownfield sites, including gasoline filling stations and automotive facilities, vacant/underutilized commercial spaces, old mill foundations, and rail yards, and multi-family homes with the potential of hazardous building materials, petroleum, PAHs, PCBs, and heavy metals impacts.

Of particular note is one of our Priority Sites – the Mill Street properties. The Mill Street properties are a undeveloped lots located along Route 1 and owned by the State of Maine or the Brunswick Development Corporation (a partner community organization).

Our second Priority Site is also located in our Transportation Corridor Target Area and consists of two adjoining parcels of land (4.45 acres and 1.1 acres) along the rail line. These two parcels formerly housed warehouses, maintenance shops and other rail related structures in support of the railroad. One parcel is owned by the Brunswick Development Corp and the other is held by a realty holding company. These two lots represent the only large developable land in our downtown. This area has been the focus of numerous planning efforts over the past 10+ years. Due to their past historical uses, the potential environmental issues are vast but are likely for lead, PAHs, and coal ash similarly to the nearby former Maine Street Station Brownfield Site.

Our third Priority Site is the former Maine Gravel Services property which is located off Route 1 but within our BNAS Support Area Target Area. This 16.2-acre property is one of three potential catalyst

sites that were the subject of our 2022 Cooks Corner Revitalization Plan. This site was the home to an aggregate extraction and processing company and was scattered with machinery and construction material storage. Much of the operation was to support construction projects on the former BNAS. Our hope is the environmental issues are low but the stigma from petroleum, PAHs, PCBs and heavy metals needs assessment to be confirmed.

Our fourth Priority Site for this grant is located outside of the Town center near the shores of Maquoit Bay, one of the Town's most treasured natural resources with conservation land, public boat launches, and excellent fishing. The 279-acre property was formerly owned by Down East Energy (or related entity). It is believed that it was only used for temporary storage and benign uses. However, assessment will need to be completed to determine this, as petroleum and heavy metals could be remnants of past uses at the property. Over the past decade, a series of developers have come forward with proposals to develop the Site which concerned many residents due to its location near a sensitive ecological resource. Due to these concerns, the Town purchased the property in 2022 and is studying the importance of the parcel to the watershed. Although no redevelopment plan has been formulated, many envision a modest residential development to help ease our housing crunch with much of the property becoming conservation land.

iii. Identifying Additional Sites

The Town will develop an inventory of Sites through windshield surveys, public outreach, Site nomination forms, review of state/federal databases, and input from municipal staff and community organizations. We will develop ranking criteria to prioritize potential sites for inclusion in the program that may include proximity to our target areas; availability of infrastructure; potential for job creation; likelihood of redevelopment; creation/preservation of green space; potential for housing; benefit to the community and disadvantaged/underserved communities; protection of natural resources; resiliency to climate change; and ability to leverage financial resources. U.S. Census data as available will be used to determine whether a potential site is located in an underserved community or disadvantaged census tract.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Brownfield assessment and redevelopment in our two Target Areas aligns directly with the Town's current 2008 Comprehensive Plan (which is currently being updated and is planned to be adopted by the end of 2023), and the Cook's Corner Revitalization Plan (May 2022). The plans identify goals associated with developing quality and affordable housing, the need to attract young people and new businesses to expand the workforce and bolster the economy, and specifically the need to transform one of our priority sites (the former rail yard sites) into an attractive and usable area. The Comprehensive Plan encourages new housing through the renovation of vacant buildings, infill lots, and on the upper floors of downtown buildings. The Brownfield assessment, cleanup, and redevelopment of the rail yard parcels, which represent some of the largest underdeveloped areas in our downtown, will be transformative and a catalyst for the entire Target Area. The priority site (the former rail yards) in our Transportation Corridor Target Area is a prime location for mixed-use redevelopment. Commercial and business on the lower floor and MORE housing on the upper floors. The Comprehensive Plan prioritizes the creation of new affordable housing in areas with appropriate zoning and with access to public sewer and water; all the sites in our Transportation Corridor Target Area meet these criteria. It is important that additional residential development take place in this Target Area, and it is imperative that these neighborhoods are safe from commercial and industrial contamination. Sites will be selected for inclusion into the Town's program based on their potential for redevelopment, focusing on infill properties, especially those with potential to add residential units for workforce and affordable housing.

Our second Target Area (the former BNAS Support Area) shares the boundary of our Cook's Corner Revitalization Plan (May 2022). This plan also highlights the need to improve the health of the community and environment, and make the community a vibrant, diverse, safe, and attractive place to live and work while striving to be a green community. The plan discusses the cleanup and redevelopment of three key properties with the former Maine Gravel Services priority site. The plan conceptualizes recreation and conservation. This would be transformative for our community and a catalyst in our second Target Area. Our fourth priority site is the Maquoit Bay property which consists of a 279-acre property located near a sensitive ecological resource. We have just started to visualize what could occur here, but the public has already begun to express ideas of green space and conservation land along with modest housing opportunities.

ii. Outcomes and Benefits of Reuse Strategy

Brunswick will create an inventory of Brownfield sites and will prioritize and select sites for inclusion into the Brownfield program based on their proximity to our Target Areas, potential for redevelopment, potential for creation of greenspace, potential for creation of housing units, and whether their redevelopment is in-line with the Town's Comprehensive Plans. At the onset of what will be a long-term and comprehensive Brownfield Program, we feel that prioritizing sites, public outreach, and planning studies will be vital to developing a comprehensive program, and ensuring community support for this, and future, Brownfield grants. The goal of our program will be to assess Brownfield sites and return distressed, blighted, and underutilized properties back to economic vitality, utilizing green construction/renovation principals including wind, solar, and geothermal energy, and incorporating energy efficiency measures. Other benefits of Brownfield redevelopment are the revitalization of our Target Area and the Census Tract Opportunity Zone, blight reduction, job creation, creation of housing units, and the increased tax base accompanying revitalization and redevelopment.

Brownfield redevelopment and cleanup will also reduce our residents' exposure to environmental contamination. According to EPA EJ Screen, the low-income and disadvantaged populations in our Target Areas, have greater exposure to lead-based paint (due to our aging housing stock), and greater exposure to airborne pollutants. Neighborhood cleanup and revitalization in the Target Areas will bring the creation of safe, clean housing units and will lead to an overall improvement in public health, safety, and wellness. The eventual cleanup and redevelopment of our four Priority Sites will increase property values in our community, eliminate environmental and safety concerns, improve quality of life, and create safe, affordable housing. All these goals are contained in our community's Comprehensive Plan and Cook's Corner Revitalization Plan.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

If the Town needs additional funds for assessment work, cleanup, or reuse/redevelopment, we will obtain subsequent EPA Assessment Grants, EPA Cleanup Grants, MEDEP's Chapter 128A funding, and cleanup grants/loans from the Maine DECD Brownfields Revolving Loan Fund (RLF). The Town is a member and has a strong relationship with the Midcoast Council of Governments (MCOG), a regional planning council which is currently conducting a regional Community Economic Development Strategy. The Town intends to leverage this relationship to ensure our Priority Sites are part of the overall regional vision. The Town may also utilize resources from two of our TIF districts (Downtown TIF District and Cook's Corner TIF District) that cover portions of our two priority areas. The Town can also leverage redevelopment resources including Community Development Block Grants, and funding from Congressional Direct Spending. Due to the historic nature of much of Brunswick's downtown Transportation Corridor Target Area, historic tax credits will also incentivize developers.

ii. Use of Existing Infrastructure

Our Target Areas have the infrastructure to support the Town's assessment and redevelopment strategies, and is already zoned to support high-density, mixed-use development. Because one of the goals of our Brownfield Program will be to develop affordable housing opportunities and encourage economic growth through infill of vacant lots, Brownfield sites will be selected for inclusion into the program, in part, due to their proximity to existing infrastructure, utilities, and public transit. This area will be seeing major investment by MDOT and Brunswick with the replacement of the Frank J. Wood bridge and Downtown streetscape improvements, which serve to make this area more valuable for Brownfield and residential redevelopment. The Target Areas are serviced by high-speed internet, power, transportation, and are connected to municipal water and sewer. Properties such as the former rail yards are poised to be redeveloped with sustainable mixed-use development, and they have the infrastructure required to support development for residential, commercial, light industrial/ manufacturing, or service-based industries that will provide jobs to the citizens of Brunswick. There are significant redevelopment options in our Target Area once the environmental stigma associated with Brownfield Sites and urban contamination is removed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The Town of Brunswick has a population of 21,831 (2022 Census) with a higher percentage than the county average of individuals living in poverty. According to the US Census ACS 5-year estimates, Brunswick's median household income (\$65,285) was 7 % lower than that of the State (\$69,543) and 15 % lower than

the Country (\$74,755). This is despite having an extremely prestigious school (Bowdoin College) in our community. The percentage of families living in poverty (9.5%) was significantly higher than Cumberland County (6.2%). This is largely because Brunswick acts a service center to much of Midcoast Maine. Even though a large number of our residents are living in poverty, the price of housing rising at a rate much, much higher than incomes, creating a situation where home ownership is not attainable for many of our residents. According to the US Census ACS 5-year estimates, Brunswick has a home ownership rate of 68.6% below the home ownership rate of 74.1% across the State of Maine.

The 2011 closing of the Brunswick Naval Air Station (BNAS) has significantly impacted residents of Brunswick and the surrounding region. The State Planning Office estimates that nearly 2,500 jobs and \$70 million dollars in earnings were lost by the BNAS closing, with an additional 2,194 jobs and \$65.4 million in earnings lost indirectly. Furthermore, the military, civilians and their families directly associated with the base spent approximately \$80 million a year in our local economy. While Brunswick Landing has seen significant investment and redevelopment, more work needs to be done.

Brunswick will need the help of state and federal partners to conduct Brownfield and redevelopment initiatives. A successful Brownfield redevelopment program will meet the needs of this community by leveraging financial assistance to cleanup blighted properties, increasing property values in the vicinity of redeveloped Brownfield Sites, creating safe and affordable housing, and bringing business and good paying jobs to the community.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The vulnerable and disadvantaged groups residing in our Target Areas include children and those living in poverty. Brownfield contaminants may exist in our soils and groundwater, and may be affecting the welfare of our residents, workers, and visitors. Although we are lucky that our two Target Areas are served by public water, these potential contaminants still represent an exposure risk through soil contact, ingestion and inhalation. One of the most prevalent contaminants found in our community and in our previously assessed and cleaned up site (Maine Street Station Brownfield) is lead. This is due to its widespread use in industry as well as paints and coatings. This contaminant is expected to be found in all our priority sites and impacts a high percentage of sensitive populations (women and children) with the potential impacts lasting a lifetime. Volatilization of organic contaminants and subsequent vapor intrusion of contaminants into homes and businesses is also a significant concern. Stormwater runoff of contaminants as well as groundwater contamination at Brownfield sites end up in our bays or the Androscoggin River. Our Town identifies closely with the Androscoggin River due to our history with the river. Extreme weather conditions threaten to accelerate the impact of Brownfields to the river by eroding potentially impacted soils and mobilizing contaminants that ultimately end up in estuarine sediments and aquaculture species.

More than half of the preliminarily identified Brownfields sites within our community are located within a 1000-foot distance from the Androscoggin River and are in a federally designated flood plain. Many of the Brownfield sites located along the Transportation Corridor Target Area represent a significant exposure risk to our residents, workers, and visitors to a variety of contaminants mentioned above (most concerning is the lead contamination).

Low-income adults and children are sensitive populations which are disproportionately impacted by contamination and blight associated with the Brownfield sites identified in our Target Areas. Census Tract 112.05, which includes our Transportation Corridor Target Area, has a non-white population of 13%, much higher than the State of Maine average of 9%. This Census Tract received a diversity index of 27 based on the 2020 census vs a diversity index of 17 in 2010 and has a median household income of \$43,192, well below Town-wide (\$65,285), Cumberland County (\$80,679), and the State of Maine (\$63,693). Census Tract 111.00 which corresponds to our BNAS Support Area Target Area and Brunswick's designated Opportunity Zone has a non-white population of 11% and a median household income of \$52,566. This is well below the Town-wide, County, and State values. The demographics of our two Target Areas are similar and show the at-risk nature of our sensitive populations around our Brownfield sites.

Due to the poverty experienced by these sensitive populations, they are often forced to live in housing units which are substandard, unsafe, and may be impacted by hazardous building materials. The houses and apartments in our Transportation Corridor Target Area are the oldest in the Town; the U.S. Census report that over 70% of the homes in these areas were constructed prior to 1979. These aging structures

are often characterized by asbestos, lead paint, and decades of heating oil use and storage. These environmental issues, combined with the overall disinvestment in the Target Areas, have impacted the health and welfare of low-income families that live in the Target Areas, who are limited in their choices for housing, and may lack the funds to move or conduct necessary renovations to keep themselves safe. Low-income individuals pay a disproportionate share of their income toward healthcare. Adding environmental contaminants to their healthcare concerns is overly burdensome to one of the Town's most sensitive populations. It is crucial that expanded and safer housing opportunities are created through this program.

Brownfield Sites in our Target Area have resulted in soil and groundwater impacted by petroleum, PAHs, PCBs, and heavy metals, creating exposures and health risks to sensitive populations. They also discourage and limit growth and redevelopment in our Target Areas and contributed to urban sprawl and greenfield development on the outskirts of our Town. Brownfield assessments are a vital step in the reuse and redevelopment of the Target Area, as well as the residential neighborhoods that abut them. Brownfield revitalization will create community pride, investment, and good-paying jobs (both at Brownfields sites, and through economic development and growth of support businesses). Reinvestment in the community will lead to improvements in infrastructure, the housing stock, and downtown area, ultimately improving the health and welfare of sensitive populations throughout our Town.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Brunswick has a limited human services department and largely relies on the Mid Coast Hospital and the State of Maine's Department of Health & Human Services (DHHS) for health monitoring assistance. In 2021, the Maine Center for Disease Control (CDC) completed a Maine Shared Community Health Needs Assessment (CHNA) for the Cumberland County region, which includes Brunswick. Although this study is not focused on our specific target areas, this report documents several environmental health factors in the region, such as a propensity towards low birth weight among infants, as well as infant concentrations of blood lead nearly 40 percent higher than State averages. Confirmed elevated blood lead levels for our region were found to be 2.6% for 1-Year Old Children which is 18% greater than the rest of the State of Maine and 14% higher than the national average. While the old housing stock is partially to blame, transportation for the entire Midcoast Maine region going through Brunswick, and our long industrial history (particularly in our target areas) contribute to this trend. Both have adversely impacted soils, groundwater, and surface water bodies. These contaminants may enter the food chain via ingestion (gardens grown in unhealthy soils, shellfish harvested from impacted sediments, or fish and lobster taken from impacted waters); inhalation (dust blown from a contaminated Brownfields site, or unhealthy air levels); adsorption (direct contact with contaminated media); or other methods. In addition to lead, asbestos is also commonly present in an aging housing stock, which contributes to respiratory ailments such as asthma, lung cancer and asbestosis. This is compounded by the fact that Maine is situated in the nation's "tail-pipe," where the Jet Stream deposits smog, smoke, and ozone, and is, in part, why Maine has the highest asthma rate in New England. Our population (including women of child-bearing age) may be exposed to Brownfields sites on an almost daily basis. Our previously assessed Brownfield site (Maine Street Station) required and underwent remediation for coal ash and often contaminants including lead. We know the Brownfield program works and we will carry our experiences into this new grant.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues - Brunswick suffers from environmental injustices with many deriving from pollution, especially from our Transportation Corridor Target Area. According to the EPA's EJ Screen tool, Brunswick falls above the 75th percentile statewide for Particulate Matter (PM 2.5), Ozone, National Air Toxics Assessment (NATA) Diesel PM, Traffic Proximity, Superfund Proximity, Hazardous Waste Proximity, and Wastewater Discharge Indicator, all of which have pressing environmental issues and can cause adverse health effects particularly when coupled with other environmental concerns associated with our identified Brownfield sites. Superfund proximity falls in the 98th percentile statewide compared to the nation at 93 percent. Brunswick Naval Air Station in Brunswick, Maine closed in 2011 and has a Superfund Site within its boundaries with multiple areas of concern. Since its closure, it has left behind a legacy of contaminated soil and water likely due to aircraft maintenance and fuel storage, causing environmental injustice.

(b) Advancing Environmental Justice - Underserved residents are forced to live in our Target Areas, in a substandard housing stock, in the vicinity of Brownfield sites and adjacent to potentially contaminated land, because these areas represent a lower cost of living compared to more prosperous neighborhoods in the

Town. We wish to advocate for these residents in the pursuit of fairness and equity as it relates to public health, quality of life, economic opportunity, and environmental justice. This will be accomplished, in part, by cleaning up contamination at Brownfield sites and providing safe and affordable housing options in the Target Areas.

b. Community Engagement

i. Project Involvement

The Brunswick Housing Committee (BHC), Conservation Commission (BCC), and Sustainability Committee (BSC) will act in an advisory role to our Town Staff. These committees have monthly meetings where they can receive updates and provide feedback regarding the Brownfield program. The members of these committees represent a cross-section of residents from Brunswick’s neighborhoods and are themselves a reflection of Brunswick’s community partnerships. Our partner community-based organizations in this project are: Friends of Merrymeeting Bay, a non-profit organization dedicated to the conservation and stewardship of land along the five rivers that create Merrymeeting Bay; Brunswick Housing Authority, a non-profit housing authority that works to address the community’s affordable housing needs; and Brunswick Development Corporation, a non-profit involved in providing business development opportunities in Brunswick. The BDC owns several properties that are excellent candidates for the EPA Brownfields assessment program.

ii. Project Roles

Partner Name	Point of contact	Specific role in the project
Friends of Merrymeeting Bay	Ed Friedman (acting director) 207-666-1118 fomb@comcast.net	FOMB will serve as advisors to our program and help establish priorities and site selection and provide input on public access and open space issues as sites get redeveloped.
Brunswick Housing Authority	John Hodge, Executive Director 207-725-8711 john@brunswickhousing.org	The BHA will serve as an advisor to our program, assist the Town to establish priorities and site selection, and provide input relative to housing needs and demands as sites get redeveloped.
Brunswick Development Corporation	Larissa Darcy, President 207-721-4051 scostello@brunswickme.org	The BDC will serve as an advisor to our program, and assist the Town with priorities and site selection, and provide public outreach support.

iii. Incorporating Community Input

The Town will hold a minimum of three public meetings during the grant cycle. Meetings will occur during the site inventory and selection process to solicit public input and provide general information about the Brownfields grant; during the assessment phase; and during remedial/reuse planning phases to obtain public input on the reuse goals for select sites. Our community organizations will be a fundamental component of these meetings; we will work with them prior to each meeting to incorporate their needs into our agendas. We will advertise meetings via the local newspaper(s), local news outlets, and the Town’s website and social media. We will also distribute flyers through key locations in our Town Hall. The Town will maintain meeting minutes and status updates and will make these reports available for review at Town Hall and on our website. Comments and questions received by the public will be responded to back to the individual, and the answers will also be incorporated into a “Brownfields FAQ” sheet.

Meetings will be held at Town Hall and will also be broadcast via Zoom teleconferencing, which has worked well during the pandemic; we will also broadcast meetings on local cable access TV3.

The Town will develop public outreach materials, and nomination forms; these will include contact information for Town staff. We will develop an information repository on Brunswick’s website; this will include copies of public outreach material, project status updates, and public meeting agendas and minutes; as well as copies of assessment documents and reports. The information repository will include an information request form for the public to ask questions and provide feedback. The overwhelming majority of Brunswick residents speak English, but we will also offer translated materials, reports and other information by request.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task/Activity 1: Cooperative Agreement Oversight
<p>i. Project Implementation</p> <ul style="list-style-type: none"> - EPA-Funded Tasks/Activities: The Town will perform programmatic oversight; develop a Brownfields advisory committee (BAC) comprised of Town staff, members of the BHC/BCC/BSC, members of community organizations, QEP, MEDEP, and EPA; develop a request for proposals and select a Qualified Environmental Professional (QEP) through a public bid process; attend the National Brownfields Conference and EPA/MEDEP training seminars; status meetings and communication with QEP, EPA, MEDEP, project stakeholders, and the public; coordinate with the local health agency on health monitoring activities (as appropriate); and track progress through performance and financial reports, quarterly reports, and the EPA’s ACRES database. - Non-EPA Grant Resources Needed: None
<p>ii. Anticipated Project Schedule: The BAC will be developed in the first month; the QEP selection process will be completed within three months of funding award; quarterly reports and ACRES database updates will occur throughout the grant period, coordination with EPA and MEDEP will be ongoing.</p>
<p>iii. Task/Activity Lead: Town will lead programmatic items, development of BAC, procurement of QEP and team communications. QEP will prepare quarterly reports and ACRES updates.</p>
<p>iv. Outputs: BAC will be developed; RFP for QEP selection; QEP contract; quarterly meetings with the BAC; 12 quarterly reports; ACRES input/updates.</p>
Task/Activity 2: Community Engagement & Inventory
<p>i. Project Implementation</p> <ul style="list-style-type: none"> - EPA-Funded Tasks/Activities: The Town will develop an information repository on its website. The Town and QEP will prepare/distribute public outreach materials (marketing brochure, FAQ Sheet, Site nomination form, and public service announcements to promote the program, at a minimum). Notices and press releases will be advertised in the paper, and on the Town’s and community organization’s websites and social media pages. We will hold at least 3 public outreach meetings to provide information on Brownfields, solicit public input, and provide updates on the program. Meetings will be held in person, via Zoom, and will be televised. The Town and QEP will hold one-on-one meetings with property owners as needed. For each Brownfields site, Town staff and QEP will conduct site-specific outreach and communications, as necessary and requested, from the public and/or project stakeholders. Site nomination forms will be distributed at public meetings to assist the Town, BAC, and QEP identify additional sites. Input from the public and disadvantaged/underserved communities (such as those living in our Target Area) will be used to prioritize sites and focus selection. A preliminary inventory of priority Sites has been developed; the Town and QEP will expand this inventory through this public outreach efforts, Site nomination forms, review of state and federal environmental databases and historic maps, meetings with community organizations and individuals, and windshield surveys. We will develop ranking criteria for prioritization of Sites (proximity to target area; availability of infrastructure; likelihood of redevelopment; potential for job creation/retention; creation/ preservation of green space; potential for housing; benefit to the community and disadvantaged/underserved communities; protection of natural resources; ability to leverage financial resources, etc.). - Non-EPA Grant Resources Needed: Community partners will be used to help advertise public meetings and solicit input from the community. Translators will be provided for public meetings if requested.
<p>ii. Anticipated Project Schedule: Community outreach will occur throughout the grant period. The first public informational meeting will be held approximately one month after QEP selection. Public outreach materials will be prepared within 3 months of QEP selection.</p>
<p>iii. Task/Activity Lead: Town and QEP lead, with assistance from the BAC.</p>
<p>iv. Outputs: At least 3 public meetings and associated informational material; an information repository; Brownfields marketing brochure; Site nomination forms; FAQ handout; Brownfield site inventory. Meetings with site owners as needed.</p>
Task/Activity 3: Phase I and Phase II Assessments
<p>i. Project Implementation</p> <ul style="list-style-type: none"> - EPA-Funded Tasks/Activities: Once a Site has been selected for inclusion into the Brownfield program (i.e. has been identified on the Brownfield inventory and has been evaluated based on applicable threshold and ranking criteria), the Town and QEP will obtain Site eligibility from the EPA and an access agreement from the Site owner. We anticipate that at least two Priority Sites, and up to 10 additional sites will be entered into the program (12 total). For each Site, the QEP will prepare a Phase I ESA in accordance with ASTM E1527-21 and EPA’s “All Appropriate Inquiry”, a SSQAPP for review and approval by the MEDEP

and EPA, and a Phase II ESA in accordance with ASTM E1903-19 or equivalent. We anticipate that a HBMI will be prepared as part of the Phase II ESA for 6 of these Sites. Reports/deliverables will be submitted to the Town, EPA, and MEDEP for review and approval. - Non-EPA Grant Resources Needed: None
ii. Anticipated Project Schedule: Assessment of one of the priority sites will begin within 1 month of QEP selection. The site inventory will be updated within 3 to 6 months of QEP selection. Phase I ESAs, SSQAPPs, Phase II ESAs, and HBMI's will be completed throughout the grant period.
iii. Task/Activity Lead: QEP lead, with assistance from the Town.
iv. Outputs: A revised site inventory, 12 EPA eligibility determinations, 12 site access agreements, 12 Phase I ESAs, 12 SSQAPPs, 12 Phase II ESAs, 6 HBMI's.
Task/Activity 4: Cleanup & Reuse Planning
i. Project Implementation - EPA-Funded Tasks/Activities: Up to 10 Analysis of Brownfields Cleanup Alternatives (ABCA)/Remedial Action Plans (RAP) will also be prepared. The Town and QEP will review the results of the Phase I and Phase II ESAs and will discuss potential reuse options for each Site entered into the Brownfield Program; if applicable, an ABAC/RAP will be prepared. The ABCA/RAP will evaluate remedial actions based on cost, feasibility, resilience to climate change, and effectiveness in protecting human health and the environment. Based on this analysis, a proposed remediation plan will be developed based on potential reuse scenario(s) for the site, and a cleanup cost estimate will be developed. We also anticipate that each Site entered into the Brownfields Program will be submitted to the MEDEP Voluntary Response Action Program (VRAP). For select sites, Reuse Planning may be completed (we have assumed 2 sites). This will be important for sites with public space components, that will be publicly owned, or that will impact a larger area such as the former Rail Yards located at 0 Union Street and 10 Weymouth Street. The Reuse Planning will include community design charettes to solicit feedback and ideas from the public for site reuse. - Non-EPA Grant Resources Needed: None
ii. Anticipated Project Schedule: ABCA/RAPs and VRAP Applications, and Reuse Plans for the selected sites are anticipated to be completed throughout the grant period.
iii. Task/Activity Lead: QEP with Town assistance
iv. Outputs: 10 ABCA/RAPs, 12 VRAP applications/submissions, 2 Reuse Plans.

b. Cost Estimates

A breakdown of costs by task, along with a summary cost table, is provided below.

Task 1: Cooperative Agreement Oversight: \$4,500 for Town personnel to oversee the program, bid/contract a QEP, and attend meetings with BAC/project stakeholders/regulators (90 hours @ \$50/hour); \$4,500 in travel expenses for two municipal employees to travel to the National Brownfield Conference (\$900 airfare, \$2,400 hotel [\$300/night, two rooms, four nights], and \$1,200 in food and expenses); and \$10,000 in contractual expenses for our QEP to update the ACRES database, prepare quarterly reports, and attend meetings with BAC/project stakeholders/regulators. Total Task 1 = \$19,000.

Task 2: Community Engagement & Inventory: \$9,000 for Town personnel to attend and facilitate public outreach meetings, review outreach materials, develop an information repository and website, develop press releases, attend meetings with community organizations/site owners/neighborhood groups and develop ranking criteria (180 hours @ \$50/hour); and \$20,000 in contractual expenses for our QEP to develop presentations and lead outreach meetings (\$6,000), develop outreach materials and press releases (\$3,000), attend meetings with community organizations/site owners/neighborhood groups (\$3,000); prepare a site inventory (\$6,000), and draft and apply ranking criteria to the inventory (\$2,000). Total Task 2 = \$29,000.

Task 3: Phase I & II Site Assessments: \$24,000 for Town personnel to coordinate access and to review each environmental assessment (20 hours @ \$50/hour for 24 assessments); and \$337,500 in contractual expenses for QEP services (12 Phase I ESAs @ \$4,000 = \$48,000; 12 SSQAPPs @ \$3,000 = \$36,000; 12 Phase II ESAs @ \$20,000 = \$240,000; and 6 HBMI's @ \$5,000 = \$30,000). Total Task 3 = \$378,000.

Task 4: Cleanup & Reuse Planning: \$10,000 for Town staff to assist with reuse/redevelopment planning (two sites), coordinating with Site owners and potential Site redevelopers, and review of ten ABCA/RAPs (200 hours @ \$50/hour); and \$64,000 in contractual expenses for QEP & subcontracted planning firm(s) to conduct 10 ABCA/RAPs @ \$4,000/each = \$40,000; 12 VRAP Applications and submittals @ \$1,000/each = \$12,000; and two Reuse Plans @ \$6,000/each=\$12,000. Total Task 4 = \$74,000.

Budget Categories	Project Tasks
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		Task 1: CA Oversight	Task 2: Community Engagement & Inventory	Task 3: Phase I & II Assessments	Task 4: Cleanup/Reuse Planning	Total
Direct Costs	Personnel	\$4,500	\$9,000	\$24,000	\$10,000	\$47,500
	Fringe Benefits	-	-	-	-	-
	Travel	\$4,500	-	-	-	\$4,500
	Equipment	-	-	-	-	-
	Supplies	-	-	-	-	-
	Contractual	\$10,000	\$20,000	\$354,000	\$64,000	\$448,000
	Other	-	-	-	-	-
Total Direct Costs		\$19,000	\$29,000	\$378,000	\$74,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$19,000	\$29,000	\$378,000	\$74,000	\$500,000

c. Measuring Environmental Results

To ensure project funds are expended timely and efficiently, the Town, BAC, and QEP will hold monthly meetings to review project status, schedule, and budget; and the Town will be in frequent contact with the QEP, MEDEP, and EPA on Brownfield matters. Our expected program outcome is to return Brownfield sites and nearby areas back to economic vitality through Brownfield assessment, cleanup, and redevelopment; ultimately resulting in blight reduction, job creation and increased tax base, creation of residential housing, minimizing human exposure to contamination, and overall community reinvestment in the Target Area. To achieve these goals, the Town will oversee the preparation of high-quality Brownfield deliverables (Phase I and II ESAs, SSQAPPs, HBMIIs, ABCA/RAPs, and planning studies).

As a Site is entered into the Brownfield program, the completion of sequential environmental assessment reports will document the assessment progress at each site and in the Target Area. Completing the work described above will help transition properties from the assessment phase to the next steps of Brownfield cleanup/redevelopment. Reports will be internally tracked to ensure that each is distributed to appropriate stakeholders for review and comment before finalizing. All sites selected to participate in the Brownfield program will be entered in the MEDEP VRAP program. The EPA ACRES online database will be utilized for preparing electronic quarterly reports and to monitor project progress and specific project deliverables and outputs. 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 in these quarterly reports and through ACRES input. We will also track job creation and increased tax base following Brownfields site assessments, cleanup, and redevelopment of sites in the ACRES database.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity, ii. Organizational Structure, and iii. Description of Key Staff

The Town has staff which are experienced in obtaining and managing federal grants, and economic development projects. **Sally Costello**, Economic Development Director, will act as Program Manager and will have direct oversight and management of this program, ensuring the successful expenditure of grant funds and the completion of deliverables and reports as required by EPA.

Sally has three decades of experience in real estate development, public administration, and county, state and federal level grant administration. Sally will be assisted by current Town Manager John Eldridge, who has forty-five years of experience in public administration and holds a Bachelor’s Degree in Public Management. Both have a long and varied history of managing state and federal grants and loans to benefit the Town of Brunswick.

iv. Acquiring Additional Resources

The Town will utilize a public bidding process to contract an experienced Brownfields QEP to assist with implementation of our Brownfield program. Brunswick routinely performs this type of bidding process, issuing Requests for Proposals/Qualifications, and conducting competitive procurements to obtain resources. The Town and its selected QEP will work with the MEDEP and EPA to coordinate and oversee the successful completion of our Brownfield Assessment program, and we intend to seek the advice and support of the EPA Region 1 Project Officers and MEDEP Brownfields Coordinators for direction on

programmatic requirements. Town staff from Economic and Community Development, Planning and Codes Department, Finance Department, and Public Works will also assist with this grant.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

The Town has received \$150,000 in Site-Specific EPA Brownfield Assessment (FY2004) and \$600,000 (three grants) in Cleanup Funds (FY2006) to support the cleanup and eventual redevelopment of the Maine Street Station project. These grants were successfully executed and closed out on time and within the projected budget. The Project Manager for the Town's prior EPA Brownfield Grants oversaw all aspects of these grants to ensure that work was performed successfully, efficiently, and in accordance with our Cooperative Agreement. As part of these projects, he carried out the programmatic, administrative, and financial requirements. The Town selected QEP firm and Cleanup Contractors through competitive bidding processes, and successfully completed Phase I and II site assessments, developed cleanup mitigation plans, conducted public outreach (public information sessions and reuse design workshops, developed a master plan, and presentation to Town Council), developed bidding documents and completed the cleanup. The Maine Street Station Site has since been redeveloped into, offices, housing, restaurants, hotel, and train station.

(2) Compliance with Grant Requirements

The Town successfully managed and completed a \$150,000 FY2004 Site-Specific Assessment Grant, and three \$200,000 FY2006 Cleanup Grants in accordance with the EPA-approved workplans, terms and conditions, Cooperative Agreements, schedules and budgets. We prepared and submitted quarterly reports, technical reports, and deliverables in a timely manner. All funds for all EPA grants were fully expended at the time of the grant closure, and all financial statements were properly submitted. No submittal or tracking issues were identified for these cooperative agreements, and no corrective actions were issued.

ATTACHMENT A

Threshold Criteria for Assessment Grants

**Town of Brunswick, Maine
EPA FY2024 Brownfields Assessment Grant Proposal**

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Town of Brunswick, Maine is a municipality (General Purpose Unit of Local Government) eligible to apply for Brownfields Assessment funding from the U.S. Environmental Protection Agency (EPA) Brownfields Grant Program. The Town of Brunswick is tax exempt as a municipal form of government not through section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The Town of Brunswick will hold up to three public meetings during the course of the grant period regarding the progress or status of the assessment grant activities. At these meetings, we will provide general information on the Brownfield program, solicit comments and feedback from the public, and respond to any public comments which have been received. Responses to questions will be assembled in a Frequently Asked Question document that can be distributed with other community outreach materials such as tri-fold brochures and handouts. We will advertise public meetings through advertisements in the local newspaper (Times Record) and on the Town's website. Public meetings will be held at Town Hall and/or via Zoom teleconferencing.

We will communicate the progress of our Brownfield assessment program to citizens through regular status updates, which will be available on the Town's website; will make meeting minutes and responses to public comments publicly available; and will prepare press releases, legal ads, and other public notices, as needed. The Town also intends to solicit local news coverage of public meetings and Brownfield 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, as needed. The Town is always exploring new techniques and technology to solicit greater input from a broad segment of the community, particularly the disadvantage populations identified in our grant application.

3. Expenditure of Existing Grant Funds

The Town of Brunswick affirms that it does not have an open U.S. EPA Brownfields Assessment or Multipurpose Grant.

4. Named Contractors and Subrecipients

The Town has not procured contractors prior to this application. The Town will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and the EPA's *Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements*. We do not anticipate subrecipients as part of this grant.