



R01-24-C-019

IV.D. Narrative Information Sheet

1. Applicant Identification-

Town of Lincoln;
29 Main Street,
Lincoln, Maine 04457-1496

2. Funding Requested-

- a. Clean-up Grant Type-Single Site Clean-up
- b. Federal Funds Requested-\$5,000,000

3. Location-

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

4. Property Information for Site Specific Proposals-

Town of Lincoln Parcel 3 East
50 Katahdin Avenue
Lincoln, Maine 04457

5. Contacts

- a. Project Director
Ruth Birtz;
207-794-3372 Ext 3;
ruth.birtz@lincolnmaine.org
29 Main Street, Lincoln, Maine 04457-1496
- b. Chief Executive/Highest Ranking Elected Official
Steve Levesque;
(207) 841-9955;
steve@shl.bz; Steve Levesque
29 Main Street, Lincoln, Maine 04457-1496

6. Population-4,853 (2020)



7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less	Page 1
The Applicant is, or will assist, a federally recognized Indian Tribe or United States territory	Page 3
The proposed brownfield site(s) is impacted by mine-scarred land	NA
Secured from leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the narrative, and substantiated in the attached documentation.	Page 4
The proposed site(s) is adjacent to a body of water (i.e. the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1
The proposed site(s) is in a federally designated flood plain.	NA
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures	Page 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Page 4
The Target Areas(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	NA

SUSAN M. COLLINS
MAINE

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United States Senate

WASHINGTON, DC 20510-1904

COMMITTEE
APPROPRIATIONS
Vice Chair
HEALTH, EDUCATION,
LABOR, AND PENSIONS
SELECT COMMITTEE
ON INTELLIGENCE

May 19, 2023

Mr. Rick Bronson
Town Manager
Town of Lincoln
29 Main Street
Lincoln, ME 04457-1440

Dear Rick,

I received your request for federal funding to make infrastructure improvements to Lincoln Technology Park. You may be pleased to know that I have requested that \$3,500,000 be included in the fiscal year 2024 Transportation, Housing, and Urban Development appropriations bill for this project.

Submitting this request to the Senate Appropriations Committee is a critical first step in the appropriations process. The annual appropriations process is very competitive, with thousands of projects from around the country submitted to the committee for consideration. As the Vice Chairman of this important committee, I am committed to advocating for federal investments in Maine that will, among other things, improve health care and education, promote economic and community development, and strengthen our infrastructure.

Over the coming months, Congress will work to develop and pass appropriations bills for fiscal year 2024. I will continue to work to advance this and other worthy Maine projects as this process moves forward.

Sincerely,



Susan M. Collins
United States Senator

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

The Town of Lincoln (Lincoln) is a small, rural, northern Maine town with a population of 4,853 (2020 US Census) in Penobscot County. In 1883 Lincoln Pulp & Tissue (LP&T) acquired two saw mills and a tannery to establish a paper mill. For the next 130 years, the town and mill thrived as a result of our proximity to abundant and diversified forests and the Penobscot River, which provides an important transportation commerce corridor. During this period, people moved to our region and enjoyed prosperity and respectable jobs at the mill. With little economic diversity, LP&T was the region's largest employer and our economic bedrock.

In November of 2013, a boiler explosion caused catastrophic damage and spewed massive amounts of asbestos across the mill. This contributed to financial hardships resulting in bankruptcy and permanent closure in 2015. LP&T's closing created our largest regional brownfields and many subsequent economic and environmental challenges. The revitalization of our economy hinges on redevelopment of this site. LP&T's closing resulted in the loss of jobs, a decrease in tax base resulting in reduced budgets for community services, blight from the abandonment of the mill site, a decline in other supporting businesses, an increase in crime, and a general lack of community morale. This grant will aid in overcoming these challenges by cleaning up the site to foster redevelopment of a new and diverse forest products business campus providing jobs, tax base, pride, and economic support for a revitalized community.

We are aware of and working to overcome redevelopment challenges including: understanding community needs; gathering pertinent information; evaluating potential opportunities; understanding constraints; defining a path forward (phased approach to final goal); removing barriers (ie. contamination); and making the reuse vision a reality (funding and marketing). By building a dynamic team with invested stakeholders, we plan to expedite redevelopment and address these challenges head-on.

1.a.ii. Description of the Proposed Brownfield Site(s) The LP&T site is near the heart of downtown Lincoln and adjacent to the Penobscot River as well as a portion of the Penobscot Indian Nation (PIN) Reservation. Lincoln's Target Area (TA) is a 1.205-acre portion on the east side of Mattanawcook Stream near the central hub of the former 369-acre LP&T and consists of the Powerhouse Building #23 and a suspended exterior pipe rack. It is not on a floodplain. The mill was acquired by Lincoln through foreclosure and then split into multiple parcels. Several parcels are now owned by non-profit corporations which are working together to clean-up the mill and advance redevelopment. LP&T consists of over 60 buildings; an industrial wastewater treatment plant (WTP); aboveground and underground storage tanks (ASTs and USTs); and a total of 15 solid waste disposal areas (SWDA). Since the closure, EPA has conducted a limited emergency hazardous waste removal and dismantled two approximately 1 million-gallon ASTs. Arson has destroyed 2 buildings, and another dilapidated building consistently occupied by drug users/trespassers was demolished for safety reasons. During foreclosure, metal recycling and salvage companies were permitted access to remove beneficial materials from the site. This resulted in significant damage to already dilapidated buildings. Large sections of exterior walls were removed to facilitate the recovery of heavy and large-scale equipment. This approach has exacerbated exposure to the elements and has caused roofs to collapse, buildings to flood, and friable asbestos containing materials (ACM) to become air-borne. ACM exterior siding continues to fall from upper stories of multiple buildings during high wind events creating falling and exposure hazards as they shatter upon hitting the ground. The buildings are no longer useful or safe and the current aesthetic of LP&T is best described as apocalyptic.

Based on a Hazardous Waste Inventory (HWI) and a Phase II Assessment, significantly large quantities of asbestos containing material (ACM) are present; however, the sampling did not meet State and or National Emission Standards for Hazardous Air Pollutants (NESHAP). Building #23 contains a variety of safety hazards and could not be thoroughly inspected during the inventory, however, estimated removal costs of ACM were provided in the HWI by an engineering firm. Approximately 450 mercury-containing fluorescent lights were estimated from the lighting plans for the building. One unit containing Freon and 25 lead-acid batteries were also observed or estimated from plan sheets. The HWI also listed a variety of universal and hazardous wastes with potential lead, mercury, and polychlorinated biphenyl (PCB) contents. During the Phase II assessment (Ph II ESA), a black substance coating most everything in the basement was sampled and found to have elevated concentrations of benzo(a)pyrene, iron, mercury, vanadium, and extractable petroleum hydrocarbons (EPH) C₉-C₁₈ exceeding Maine Remedial Action Guidelines (MERAGs) for the Construction Worker scenario.

1.b. Revitalization of the Target Area 1.b i. Reuse Strategy and Alignment with Revitalization Plans The goal of Lincoln is to promote LP&T redevelopment by assisting in the removal of contaminants and creation of the Maine Forest Products Innovation Park (MFPIP). We will take advantage of our proximity to abundant forests and a regional work force that has generations of industry experience. It will be powered by a multi-source renewable energy platform. This plan aligns with the Lincoln's Comprehensive and Revitalization Plan which identifies three goals for LP&T: 1) remove environmental issues and blight that restrict redevelopment; 2) secure funding for needed infrastructure improvements; and 3) attract and secure new business investment. This will create jobs and expand the tax base. A key vision of the MFPIP is positioning Lincoln as a "go to" site for the future of forest products and support industries, with an emphasis on innovation. Lincoln has been marketing MFPIP to several forest product business sectors with significant success including: biofuel development derived from wood cellulose; mass timber products (e.g., cross-laminated timber); and wood product processing and manufacturing. Other support sectors include energy (solar; combined heat and power; etc.). Our strategy is also aligned to the Northern Border Regional Commission (NRBC) grant that we were awarded to support a Forest Products Based Innovation Center (IC) to be developed at MFPIP. The IC incubator is planned to provide workforce development for future industries and for the development of innovative forest product industries.

Additionally, redevelopment momentum and the cleanup of TA will increase our ability to clean up other parcels and attract more businesses, leading to the creation of new jobs including forestry, logging, trucking, and manufacturing, as well as indirect employment in the local businesses that provide supporting goods and services. It will expand our tax base and bring future prosperity for the entire region. Revitalization of TA will also remove blight, discourage vandalism, and encourage revitalization.

This grant will build on Lincoln's redevelopment progress which includes winning: 2 Brownfields Grants to assess all LP&T parcels, 2 loans and 1 grant from the Maine Department of Economic Community Development (MEDECD) for cleanup of two other portions of MFPIP that will be leased to MFPIP's first tenant {Biofine Development Northeast (Biofine)}, a new bio-energy production company, 1 grant from Maine Development Foundation and 1 grant from NRBC to assist in redevelopment. With this redevelopment momentum and the cleanup of this Parcel, we will increase our ability to attract more businesses that will lead to creation of new jobs, expansion of our tax base, and future prosperity for the entire community. Revitalization of

the TA will remove blight, will discourage vandalism, and encourage revitalization. Maine's forest products economy provides jobs, including forestry, logging, trucking, and manufacturing jobs as well as indirect employment in the local businesses that provide supporting goods and services, such as banks, accountants, and machine repair. Finally, the industry also helps to support other businesses in the community. Public feed-back for those residents and stakeholders that have attended numerous meetings for MFPIP have been positive creating hope for a better future. We have met with our partners that have also expressed tremendous support.

The MFPIP design also incorporates walking trails through the undeveloped portions and access to the Penobscot River for recreation activities. The MFPIP is proposing a by-pass road that utilizes adjacent Parcel 5 as a truck access entrance to avoid added traffic on Main Street.

1.b.ii. Outcomes & Benefits of Reuse Strategy We are a small community and the center of our regional economy. Any additional business, especially within the wood products industry is appreciated and welcomed. New businesses will employ our skilled citizens, provide catalysts for growth of current and new supporting business, and generate optimism. The TA reuse strategy for creating MFPIP is being implemented in conjunction with all other parcel owners. Lincoln has landed the first tenant for MFPIP, Biofine Development Northeast (Biofine) on an adjacent parcel. Biofine is a new bio-energy production company that uses cellulose from waste wood products to enable the production of 100% renewable chemicals and carbon-negative biofuels. They have signed a 20-year lease and are planning to use 85,000 ft² of a current building and over 12 acres on an adjoining parcel of LP&T to employ an estimated 470 new employees. We perceive this as equivalent to acquiring an anchor store and will work with them to provide the best environment for them to prosper. The area leased is currently being cleaned using a \$750K Brownfields Cleanup Grant and a \$1.23M Grant and Loans from the Maine Department of Economic and Community Development (MEDECD). In addition, we have recently applied to Eastern Maine Development Corporation (EMDC) for a \$250K cleanup loan/grant from their recently awarded RLF. A second adjoining parcel is being investigated by a local solar production company (Revision Energy) to construct a 5-acre solar farm that will benefit all future MFPIP tenants. Lincoln has prepared a loan/grant application (\$500K) from MEDECD to build the solar farm on a former excavated SWDA that is being proposed for beneficial reuse of friable and non-friable asbestos as fill material. A beneficial reuse application is pending Maine DEP approval. ACM is the most predominant contaminant of concern throughout the entire mill. This ACM disposal alternative significantly reduces over \$1M worth of transportation and disposal costs and also reduces the remediation carbon footprint.

Lincoln anticipates investing in upgrading the non-operational on-site industrial WTP at a lower capacity, with growth potential as new business needs arise; we are negotiating with the Penobscot Indian Nation (PIN) to grant them access to the River, providing them a much-needed launching platform to access their islands to support hunting, fishing, and recreational uses.

Using FEMA's National Risk Index, Penobscot County has a relatively low index of 73.37; however, ice storms has the highest index at 97.3. Social Vulnerability is relatively moderate at 42.49. According to the Climate & Economic Justice Screening Tool, Lincoln is a disadvantaged community based on heart disease and asthma, energy costs, expected agriculture loss rate, transportation barriers, and low-income. Climate change in Maine, has resulted in warmer temperatures, diminished winters, summer weather extending into the fall, and an increasing annual precipitation in conjunction with a shift towards more extremes.

In redeveloping the mill to MFPIP, we are investing in Maine's forest products industries which we anticipate will benefit the community directly and indirectly, by: inducing household spending (by employees in directly and indirectly impacted sectors), reducing tax burden, increasing Town and school budgets strengthening the local hospital and other essential services, and attracting new services and opportunities to this area. Maine's forest products economy provides jobs, including forestry, logging, trucking, and manufacturing jobs, as well as indirect employment in the local businesses. Maine's working forests provide social and environmental benefits for all Lincoln residents, including opportunities for recreation and habitat for wildlife. Our infrastructure, location, and natural resources allow these businesses to grow and diversify, creating jobs, revenue, and revitalization.

Our community investment in the wood industry is based on our skilled population, abundant resources and vicinity to woodlands, and the sustainability of our forests. Forest products are the backbone of Maine's economy, particularly in the rural areas of the state. Wood is the only truly renewable building material. Wood products can replace other materials that generate higher carbon emissions, such as concrete and steel. The University of Maine estimate that Maine's forests sequester nearly 70% of the carbon dioxide emitted in Maine every year. The State forest economy's estimated impact of \$8.2 billion and nearly 40,000 jobs matters. More than half of Maine's forests are certified sustainable by an independent third party and managed for the health of the forest, wildlife, water quality, and economic contributions to the surrounding communities. Consumer demand for sustainable products and materials is growing globally, and companies are looking for safer, greener alternatives to petroleum. Wood can meet that growing demand. Lincoln will apply to the Maine Department of Transportation's Maine Infrastructure Adaptation Fund for design, engineering, and implementation of measures to address flooding, protect stormwater and wastewater systems, install culverts; and ensure energy availability during extreme storms.

1.c. Strategy for Leveraging Resources 1.c.i. Resources Needed for Site Characterization

The funding for the required sampling for ACM per NESHAP requirements shall be through an approved Targeted Brownfield Assessment estimated to be completed by early 2024. Building #23 in the TA is anticipated to be demolished due to poor conditions and increased damage upon the removal of the ACM. Lincoln is proposing to cap the benzo(a)pyrene impacted basement to eliminate an exposure pathway protecting human health and the environment. During the proposed universal and hazardous waste removal, unidentified substances may require characterization per the disposal facility's criteria.

1.c.ii. Resources Needed for Site Remediation Lincoln has estimated the cost of ACM remediation based on the HWI. The awarding of this grant will allow us to remove contaminants from this parcel which will lead to redevelopment.

1.c.iii. Resources Needed for Site Reuse The effective redevelopment of LP&T is a significant undertaking, and is anticipated to occur in a phased approach. With the assistance of the other non-profit parcel owners, the project has secured the following: MEDECD cleanup loan and grant (\$1.2M) for an adjoining parcel which will house MFPIP's Biofine; Northern Border Regional Commission (NRBC) to assist in building the MFPIP development center building on another adjoining parcel (\$638K); Maine Development Foundation to assist with redevelopment infrastructure planning (\$185K); Lincoln's grant to provide economic development, engineering,

and planning for the entire site including the TA (\$3M); Eastern Maine Development Corporation's pending RLF loan to cleanup up portions of an adjoining parcel (\$250K); and Congressional Direct Spending (CDS) for MFPIP infrastructure needs is awaiting Senate confirmation (\$3.5M). We are anticipating funding from: Town tax increment financing, State bonds and Town funds, the US Economic Development Administration, Maine Community Development Block Grant, Maine Water Program, the Maine Development Foundation. We will also seek funding from Maine Rural Development Authority, Maine Technology Institute, Finance Authority of Maine, Opportunity Zone funds, and New Market tax credit financing.

1.c.iv. Use of Existing Infrastructure Redevelopment of the TA will reuse the following infrastructure: railroad; 3-phase power; natural gas distribution lines; fiber internet; local airport; Interstate 95 access; public water and sewer, and the anticipated Town operated on-site WTP for industrial process water. Lincoln is proposing to minimize and upgrade the former WTP and expand on an as needed basis corresponding with the growth of the MFPIP. As part of the MFPIP, a walking trail and access to the Penobscot River and boat launch is proposed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2.a. Community Need

2.a.i. The Community's Need for Funding Lincoln's population is a disadvantaged community that suffers from an older population (median age of 56.8 years 2022), declining population (2.65% one-year decline), drop in employment (13.5% one-year decline), low median household income (\$24,921), and limited access to healthcare (www.datausa.io). Social vulnerability index (SVI) is a tool for identifying disadvantaged communities. The USDA overall SVI for Lincoln is 0.91 (very high). Based on these factors, Lincoln does not have the tax base to support cleanup or redevelopment without outside funding. Funding sources for this type of work are very limited and Brownfields funding is the best source that could directly provide cleanup funds. Winning this grant will provide a piece of cleanup funding necessary to allow our redevelopment of LP&T. This will be the start of our recovery which will hopefully pave the way for additional development, new jobs, and increased tax revenue.

2.a.ii Threats to Sensitive Populations 2.a.ii(1) Health or Welfare of Sensitive Populations This grant will significantly improve both the health and welfare of the target community and in particular the low-income residential neighborhood (including children, elderly, and pregnant women) that abut this site. It will allow us to redevelop the site to bring new jobs, increase tax revenue, and eliminate health risks posed by contaminants that are present on site as well as direct exposure to frequent trespassers and the future workers that will occupy MFPIP. According to EJ Screen and the Climate and Economic Justice Screening Tool (CEJST), Lincoln has low income in the 91 percentile (%ile), is in the 52%ile for unemployment, has an over age of 64 in the 93%ile, an expected agricultural loss rate in the 97%ile, a non-enrollment in higher education in the 97%ile, an energy burden in the 92%ile, asthma in the 96%ile, and heart disease in the 97%ile. The 2020 property crime rate was 195.3 compared to the US average of 169.6. Lincoln's students average testing ranking is 3/10, which is in the bottom 50% of public schools in Maine. Youth are currently the most at risk from this site since the abandoned site acts as a magnet for kids to vandalize thus being exposed to asbestos and other contaminants. Adult trespassers often pilfering any remaining materials of value are almost exclusively low-income, poorly educated, and with no health care insurance. The area is also used as a remote location for illegal drug use and transactions. These people are less likely to seek care and are more

likely to contract diseases through contaminant exposure. Cleanup will eliminate exposure to these contaminants and the presence that will come with redevelopment will discourage crime.

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

Our target community is characterized as low-income, poorly educated, uninsured, with extremely high drug overdose deaths, and very high cancer deaths. In 2017, Maine had the sixth-highest opioid overdose death rate in the United States, with a rate of 29.9 deaths per 100,000 persons/year compared to the national average of 14.5 deaths per 100,000 persons/ year (National Institute of Drug Abuse, 2019). These numbers have increased dramatically since 2017. The statistics presented below are depressing and are representative of our county since Lincoln has limited local health statistics. Our most vulnerable populations live in very low-income neighborhoods that abut LP&T. These people are most at risk.

Health Statistics for Penobscot County Shared Community Health Needs 2022			
	Penobscot County	Maine	US
Drug overdose death per 100,000 population	62.0	37.3	21.5
Uninsured	10.5%	9.5%	8.6%
All Cancer deaths per 100,000 population	176.7	173.8	163.5
Lung Cancer Deaths per 100,000 population	87.2	74.2	58.6
Heart Attack Deaths per 100,000 population	36	26.0	29.1
Diabetes Deaths per 100,000 population	26.6	22.0	21.0
Asthma (adults)	14.4%	11.7%	9.3%
Adult Obesity	35.1%	29.9%	29.6%
Infant Deaths per 1,000 live births	8.1	6.5	5.9
Food insecurity	16.2%	15.1%	13.4%
Lifetime Depression	24.9%	22.8%	17.4%

2.a.ii.(3) Environmental Justice 2.a.ii (3)(a) Identification of Environmental Justice Issues

Lincoln’s reported median household income, according to www.datausa.io is \$24,921 which is nearly 2.9 times lower than the US at \$71,186 (www.census.gov). According to EJ Screen and Justice40 Tracts Map, Lincoln is a disadvantaged community. Lincoln’s non-enrollment in higher education is in the 97%ile, asthma is in the 96%ile, and heart disease is in the 97%ile. The combination of low income and lack of education in the immediate proximity to the LP&T Brownfields site is the perfect environment for environmental degradation and pollution to have a disproportionate burden on the health and well-being of our low-income, overburdened, underserved, and marginalized community.

2.a.ii.(3)(b) Advancing Environmental Justice

This grant will assist in educating the public regarding environmental issues and give strategies to reduce exposure which will reduce the incidence of cancer and other diseases and will create jobs to increase household median income and allow residents to obtain better housing and healthcare. Lincoln shall encourage equal involvement of all people regardless of race or income with respect to the redevelopment and decisions. All citizens shall have the right to participate as equal partners at every level of decision-making. Because the ill-health of rural people is linked (at least in part) to higher rates of poverty, rural economic development is a key component for off-setting this disparity. Lincoln believes MFPIP is our best targeted strategy to increase rural economic and employment growth. The success of MFPIP will contribute directly to the health of our citizens by reducing harmful

exposures and contribute indirectly by improving the overall social determinants of health for our community. This project will begin to alleviate these disadvantages by creating jobs, reversing the blight, removing risks associated with contamination, increasing the tax base, and providing the community with hope for a more prosperous future. Facilitating the remediation of our brownfield site will help reduce the impact of EJ issues.

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

We will convene a steering committee that includes people listed below and will provide assistance in the grant administration and efforts to redevelop the site.

Lincoln Lakes Innovation Corporation. This 501(c)3 entity acts as a local economic development group. This corporation is made up of local and regional business and community leaders, it will extend the community's development vision by assisting in business development and recruitment; securing financial services for business investment, and encouraging Opportunity Zone Fund and other investments to the property.

Forest Opportunity Roadmap/Maine (FOR/Maine) Brianna Bowman Program Director, FOR/Maine p.207 622-6345 bbowman@mdf.org is a unique cross-sector collaboration between industry, communities, government, education, and non-profits, to ensure that Maine strategically adapts and capitalizes on our leading role in the global forest economy and support prosperity in our state. FOR/Maine's primary goal is: to strengthen and optimize wood products manufacturing, enhance Maine's standing for new capital investment in the forest products industry, and accelerating innovation in forest products.

Eastern Maine Development Corporation (EMDC) Vicki Rusbult, Director of Community Initiatives p. 207 974-3238 vrusbult@emdc.org EMDC is an Economic Development District (EDD), a Certified Development Company (CDC), a Micro-Enterprise Development Organization (MDO), a certified SBA Lender, and most recently a Certified Institution (CDFI). EMDC offers resources that enhance access to capital alternative financing. EMDC provides a range of commercial lending services through the life of the loan. EMDC will provide a key role in attracting and financing potential development of MFPIP.

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

2.b.iii. Incorporating Community Input Lincoln shall conduct meetings at key stages at the town office, centrally located and a 10-minute walk from the TA, to inform and receive input from the public regarding redevelopment activities. Meetings will take place prior to and after remediation and at appropriate times to discuss remediation and redevelopment options and updates. The meetings will be designed to convey useful data regarding environmental conditions, suggestions for reducing exposures, cleanup plans, and redevelopment options. The meetings will focus on obtaining community feedback regarding the data presented and responding with informed answers to all questions. The QEP, potential developer, and pertinent stakeholders will participate in these meetings to provide the necessary expertise/resource available for the presentation and post discussions. With Lincoln's assistance, we will actively post and update the Town's web site, Facebook postings, news articles, in-person public meetings with the options to participate on-line through Zoom, one-on-one meetings, conference presentations, face-to-face and phone conversations, and traditional media. These methods are

designed to reach all factions of our community. A repository of all meeting notes, comments and responses, and documents will be available at the Town office.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a Proposed Cleanup Plan Our QEP will draft a final ABCA, remedial action plan, QAPP, Health and Safety Plan, and bid specifications for ACM, universal and hazardous wastes cleanups, and capping the basement of Bldg #23 (\$56,000). Once the most responsive cleanup contractors are selected, cleanup will be conducted. Our QEP will oversee all the ACM remediation of Powerhouse #23 building and pipe rack area (\$50,946.88). The QEP will oversee the waste cleanup and capping at \$51,000. Construction costs to complete the ACM removal are estimated at \$4.6M. Waste removal and basement capping construction estimated at \$199K. Following remedial operations, the QEP will draft closure reports.

3.b. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight & Outreach
i. Project Implementation: Lincoln will procure a QEP and cleanup contractors in accordance with 40 CFR 30. Lincoln will oversee all the required reporting including submittal of 4 years of quarterly reports, M/WBE achievements, ACRES updates, and final reporting. The QEP will assist us with grant management, project oversight, community engagement and notification. We will travel for State & National Brownfields Conferences during the four-year grant period. We will conduct community engagement meetings for town residents and interested stakeholders at significant project milestones. We will use our network to inform the public and update community bulletin boards, our website, and social media sites.
ii. Anticipated Project Schedule: Four-year duration of the grant ongoing quarterly and at significant milestones for public meetings
iii. Task/Activity Lead(s): Lincoln’s Project Director (ProD) and a QEP
iv. Output(s): Attendance at least two national and or state Brownfields conferences; issue an RFP for a QEP, Conduct up to 4 community meetings following our Community Relations Plan, complete quarterly reports (16), MBE/WBE and closure report, ACRES updates.
Task 2: Environmental Reporting and Engineering
i. Project Implementation: The Lincoln ProD will oversee work performed by the QEP which will include preparation of a Remedial Action Plan (RAP), final ABCA, HASP, QAPP, cleanup closure documentation, and assurance that cleanups met their objectives; produce three RFPs needed to select qualified cleanup contractors,
ii. Anticipated Project Schedule: Duration of the 4-year grant, but primarily within 12 months
iii. Task/Activity Lead(s): QEP and Lincoln personnel, with Lincoln ProD oversight
iv. Output(s): RFPs (3); RAP (1); final ABCA (1); QAPP (1); HASP (1); Cleanup Reports (3)
Task 3: ACM Removal
i. Project Implementation: QEP to oversee asbestos abatement contractors, that will perform removal and transport of ACM from the buildings.
ii. Anticipated Project Schedule: Year 1 of the grant
iii. Task/Activity Lead(s): QEP, Lincoln personnel, ProD oversee Cleanup Contractor
iv. Output(s): Remediation of Building & Pipe rack w/ ACM
Task 4: Waste Removal & Capping #23 Basement
i. Project Implementation: A properly procured and licensed cleanup contractor will perform removal and transport of universal and potential hazardous wastes. A MEDEP approved cap

shall be designed and implemented for the Building #23 basement. QEP will oversee waste removal and capping contractors
ii. Anticipated Project Schedule: Year 1 of the grant
iii. Task/Activity Lead(s): QEP, Lincoln Personnel, Lincoln ProD oversee Cleanup Contractors
iv. Output(s): Remediation of wastes to licensed disposal facilities and basement cap complete

3.c. Cost Estimates We talked to an experienced QEP and referred to the HWI to determine costs. **Task 1: Cooperative Agreement Oversight and Community Outreach &Engagement:** All rates include fringe. Birtz and Bronson are Lincoln employees. Birtz 120 hrs x \$57.21 = \$6,865.2, Bronson 36 hrs x \$71.94 = \$2,589.84, Levesque 150 hrs x \$100 = \$15,000; Brownfields conferences (\$2,300 = \$1,300 airfare & car, \$1,000 hotel and food). Miscellaneous supplies and postage \$300.14. QEP time to assist with meetings, closure report, Qrtly reports, and ACRES updates \$8,600. **Task 2: Environmental Reporting and Engineering:** Birtz 40 hrs x \$57.21 = \$2,288.4, Bronson 12 hrs x \$71.94 = \$863.28, Levesque 26 hrs x \$100 = \$2,600; QEP time to draft RFPs (3); RAP (1); final ABCA (1); QAPP (1); HASP (1); Cleanup Reports (3) \$56,000. **Task 3: ACM Removal:** Birtz 42 hrs x \$57.21 = \$2,402.82, Levesque 36 hrs x \$100 = \$3,600; QEP to oversee ACM removal remedial costs of \$4.64M. **Task 4: Waste Removal and Basement Cap:** Birtz 12 hrs x \$57.21 = \$686.52, Levesque 12 hrs x \$100 = \$1,200; QEP to oversee disposal of U-and Haz. waste (3 tons) at \$7,000. Capping #23 basement (\$243,000) of this value \$51,000 is devoted to contractual with the remainder as construction.

Budget	Agreement Oversight & Outreach	Environmental Reporting and Engineering	Asbestos Abatement	Waste Removal & Capping	Total
Personnel	\$16,239.36	\$3,853.12	\$4,022.10	\$1,260.60	\$25,375.18
Fringe Benefits	\$8,215.68	\$1,898.56	\$1,980.72	\$625.92	\$12,720.88
Travel	\$2,300.00	\$0.00	\$0.00	\$0.00	\$2,300.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Contractual	\$8,600.00	\$56,000.00	\$50,946.88	\$51,000.00	\$166,546.88
Construction	\$0.00	\$0.00	\$4,593,757.06	\$199,000.00	\$4,792,757.06
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs	\$35,655.04	\$61,751.68	\$4,650,706.76	\$251,886.52	\$5,000,000.00
Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Budget	\$35,655.04	\$61,751.68	\$4,650,706.76	\$251,886.52	\$5,000,000.00

3.d. Plan to Measure and Evaluate Environmental Results Lincoln and its QEP will formulate an electronic calendar to track, measure, and evaluate progress. We will list all tasks, projected outputs for each task, and the anticipated schedule needed to insure we fulfill the goals of the project. Examples of outcomes may include, but not be limited to, redevelopment, generation of jobs, increase in tax base, and contaminant removal. During monthly meetings, the town administrator and the QEP will evaluate each task and scheduled milestones to determine if adjustments need to be made to accelerate work to meet the schedule or if the schedule should be adjusted. We are planning to complete the grant within 4 years. We will also track progress through ACRES and quarterly reporting. We will seek feedback from the community and provide them with opportunities to comment on the schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability 4.a.i. Organizational Structure & 4.a.ii. Description of Key Staff

Our team has successfully managed two Brownfields grants and will succeed in managing this grant using the same personnel and structure. Richard Bronson is the Town Manager and chief executive for the municipality. Lincoln's Economic Development Advisor, Steve Levesque with the support of Ruth Birtz, Economic Development Administrator, will serve as the Grant Administrators and Finance Director. A QEP will assist in grant management.

Steve Levesque, Lincoln's Economic Development Advisor, possesses over 43 years of applied experience in large asset redevelopment, land use planning, community and economic development, environmental services and business management in both the private and public sectors. From 2006 to 2021, he served as the Executive Director of the Midcoast Regional Redevelopment Authority (MRAA) which led the transformation of the Brunswick Naval Air station into a thriving business community, Brunswick Landing, with now over 2,600 jobs at 150 businesses and an annual payroll over \$150 million. The redevelopment effort has attracted over \$1 billion in private-sector capital investment, as well as property sales to 25 new owners, including more than 650 units of workforce housing. Mr. Levesque also served as the Commissioner of the Maine Department of Economic and Community Development in the King Administration and served on a number of industry and economic development boards. Rick Bronson, Lincoln Town Manager since 2018, was formerly the Town Manager of Baileyville, Fire Chief for the City of Brewer, and served on the Bangor City Council. He will supervise Mr. Levesque and Ms. Birtz and provide guidance to all team members, partners, and the QEP. Ms. Birtz has worked for Lincoln since 1991, she has served as Assessor, Code Enforcement Officer, Grants and TIF Administrator, and Economic Development Administrator. She will manage all financial issues and reporting for the grant.

4.a.iii. Acquiring Additional Resources

Through the continuous tracking of the schedule and milestones by Lincoln's ProD and the QEP, we will have the ability to determine if additional expertise or resources are needed to complete the project. If needed, we will engage the required resources and comply with federal procurement policies. Lincoln has on retainer an economic development attorney for legal expertise. Biofine, has a variety of engineers who are now familiar with the site conditions.

4.b. Past Performance and Accomplishments 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

Lincoln received a two assessment grants in 2019. Lincoln was able to manage the grants successfully by submitting all reporting requirements within the specified time-frames. These grants successfully closed. A DECD combination grant and loan and a TBA grant were awarded in 2022. A FY 23 Brownfield cleanup grant was recently awarded for Parcel 2 of the LP&T site and is in progress.

4.b.i (1) Accomplishments Phase I and II ESAs, VRAP applications and ABCAs for all of the LP&T Parcels and Woodex were completed using the assessment grant . 12 Phase I ESAs for various dams, schools were also completed. Reuse planning for an asbestos consolidation area for the Exclusion zone Parcel of LP&T was also completed. All ACRES reporting is up to date.

4.b.i.(2) Compliance with Grant Requirements Lincoln completed all workplan schedule, terms and conditions, quarterly reporting, and ACRES updates for each of the grants on-time and in full compliance.

III.B. Threshold Criteria for Clean-up Grants

1. Applicant Eligibility (Section III.A)

The Town of Lincoln is eligible for cleanup funding.

SEC. 101. Incorporation; Powers of the Town. The inhabitants of the Town of Lincoln shall continue to be a municipal corporation under the name of the Town of Lincoln and shall have, exercise and enjoy all the rights, immunities, powers, privileges and franchises, and shall be subject to all the duties, liabilities and obligations provided for herein, or otherwise pertaining to or incumbent upon said Town as a municipal corporation, or the inhabitants or municipal officers thereof. It may enact bylaws, regulations and ordinances not inconsistent with the Constitution and laws of the State of Maine and impose penalties for the breach thereof as provided by the laws of the State of Maine. Town of Lincoln.

III.B – The Town of Lincoln is not exempt from Federal Taxation Under Section 501©(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

Town of Lincoln was awarded a Cleanup grant in FY 23 for Parcel 2 of LP&T. The Proposed Site has not received funding from a previously awarded EPA Brownfields Cleanup Grants.

3. Expenditure of Existing Multipurpose Grant Funds

The Town of Lincoln does not have a Multipurpose Grant.

4. Site Ownership (Section VII)

The Subject Property, a 1.205-acre sub-parcel referred to as Parcel 3 East, located within the Lincoln Pulp & Tissue Mill Complex, was acquired by the Town of Lincoln on December 31, 2019 and registered in the Penobscot County Registry of Deeds, Book 15405, Page 340.

5. Basic Site Information

- a) Parcel 3 East
- b) 50 Katahdin Avenue, Lincoln, Maine 04457

6. Status and History of Contamination at the Site

- a) *Hazardous and or Petroleum Contamination*: The site is contaminated by both hazardous substances and petroleum; however, primarily hazardous.
- b) *Operational History and Current Use*: In 1883 Lincoln Pulp & Tissue (LP&T) took over two former saw mills and a tannery to establish a pulp and paper mill. The LP&T site consists of 369-acres near the heart of downtown Lincoln and adjacent to the Penobscot River as well as a portion of the Penobscot Indian Nation (PIN). The Mill Complex was reportedly developed in 1883 to process black ash/soda (sodium carbonate). In 1893 the process was converted to sulfite pulp and the acid plant's sulfur burner & filter plant was

constructed. The Filter Building designed to treat process water prior to discharge to the stream, was constructed in 1929. In 1958, Kraft paper was introduced to the mill and the current Pulp Mill (Building #10) was completed. The facilities WTP began functioning sometime between 1972 and 1975.

The LP&T mill was closed in 2015. Following the closure, EPA conducted remedial activities including, but not limited to, the removal of a variety of wastes, two petroleum aboveground storage tanks (ASTs), and caustic residue within various ASTs. In 2019, a recycling contractor dismantled and transported off-site recyclable materials. Building materials and equipment were demolished and discarded for access to the recyclable materials. Therefore, the condition of the site is poor with debris scattered throughout, buildings no longer habitable, and damaged tanks no longer usable. With the exception of Phase II investigations under the Town of Lincoln Site Specific Brownfield Assessment grant being conducted, the Mill Complex has been idle.

- c). *Environmental Concerns*: Asbestos containing materials (ACM) testing was conducted at the time of the Phase II Environmental Site Assessment (ESA) for all on-site buildings with the exception of the Recovery Boiler #18, Boiler #24, Filter Plant #27 due to enormous scale and safety issues. It was obvious the Recovery Boiler and Boiler #24 were grossly contaminated with friable asbestos and therefore assumed to be positive but without the adequate state and NESHAP sampling requirements for demolition.

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

During the Phase I and Phase II ESAs, miscellaneous waste was observed including many containers of unlabeled and labeled hazardous and unknown substances that require an inventory, profiling, consolidation, and proper disposal.

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

7. Brownfield Site Definition

- a. *Parcel 3 East or any other portion of the former Lincoln Pulp & Tissue site is not listed or proposed for listing on the National Priorities List.*

- b. Parcel 3 East or any other portion of the former Lincoln Pulp & Tissue site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
- c. Parcel 3 East or any other portion of the former Lincoln Pulp & Tissue site is not subject to the jurisdiction, custody, or control of the US government

8. Environmental Assessments Required for Cleanup Grant

Phase I ESA, for the entire LP&T site dated July 8, 2019

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

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

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

All reports Prepared by Campbell Environmental Group, Inc. for Town of Lincoln

9. Site Characterization

- a)
- b) See attached letter from Christopher Redmond, of the Maine Department of Environmental Protection Voluntary Response Program.
 - i. The Parcel 3 East Site is eligible to be enrolled in the State voluntary response program
 - ii. The Parcel 3 East Site ??
 - iii. There is a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the Site.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Site Requiring a Property-Specific Determination

We have reviewed Section 1.5 in the Information on Sites Eligible for Brownfields Funding under CERCLA 104K and confirmed that a Property-Specific determination is not required.

12. Property Ownership Eligibility information for hazardous Substances Sites (Section III.B.12.a.iii)

(1) Bona Fide Prospective Purchaser Liability Protection

The Town of Lincoln meets the requirements for asserting an affirmative defense to CERCLA liability through one of the landowner liability protection.

(a) Information on the Property Acquisition

- (.i) The property was acquired through a voluntary purchase from Mark Stickney, Trustee of LP&T, LLC to the Town of Lincoln.
- (.ii) The property was acquired by the Town of Lincoln on December 31, 2019.
- (.iii) The property is solely owned by the Town of Lincoln.
- (.iv) Property was acquired from Mark Stickney, Trustee of LP&T, LLC
- (.v) The town of Lincoln has no contractual, corporate, or financial relationships or affiliations with the prior owners or operators.

(b) Pre-Purchase Inquiry

- (i.) An ASTM E1527-16 compliant Phase I was completed by Campbell Environmental Group, Inc. on July 8, 2019 for the Town of Lincoln, 29 Main Street, Lincoln, Maine 04457 and reliance on the Phase I ESA was given to the Town of Lincoln.
- (ii.) The report was prepared by Richard Campbell, a Qualified Environmental Professional.
- (iii.) The Phase I ESA was conducted within 180 days of our acquisition of the property.

(c) Timing and/or Contributions Towards Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the property was acquired by the Town of Lincoln. The Town of Lincoln has not caused or contributed to any release of hazardous substances at the site. We have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition; Since acquiring the property through the present, no onsite activities are known to have occurred or have been authorized.

(e) Continuing Obligations Describe in detail the reasonable steps you took with respect to hazardous substances found at the site to:

- (i) there have been no continuing releases to our knowledge;
- (ii) In an effort to stop any threatened future release, hazardous material removal was conducted by EPA and the Town of Lincoln oversees the inspections and securing any remaining containers awaiting future removal;
- (iii) as a result from securing the site from vehicle traffic, police patrol, and posting signage; we have prevented and limited exposure to any previously released hazardous substance.

Please confirm your commitment to:

- (i) We will comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;

- (ii) We will assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) We will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) We will provide all legally required notices.

13. Cleanup Authority & Oversight Structure

(a.) Cleanup Oversight

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

(b.) Plan to acquire access to adjacent properties

The Site is bordered by three other LP&T parcels (Parcel 4, Parcel 3 West, Parcel 2, and the Exclusion Zone) to the east, north, and west. The Town of Lincoln is collaborating with all other LP&T parcel property owner entities for the overall success of the future MFPIP. The Town of Lincoln is proposing a truck bypass that will detour truck traffic away from the main road artery to the downtown area providing access to MFPI through the western portion of LP&T.

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

14. Community Notification (Section III.B.14.)

(a.) Draft Analysis of Brownfields Cleanup Alternatives

A draft ABCA was prepared by Campbell Environmental Group of Falmouth Maine, a contractor hired through the MEDEP 128(a) Brownfields Program. The ABCA was reviewed by MEDEP VRAP personnel and appropriately summarized the Site, contamination issues, cleanup standards, and applicable laws. It also evaluated cleanup alternatives including information on the effectiveness, implementability, resilience to potential extreme weather events, cost, and reasonableness. A copy of the draft ABCA has been attached to this submittal.

(b.) Community Notification Ad

A community notification was placed on the Town website (lincolnmaine.org) on October 25, 2023. The notification indicated that a copy of the grant application and draft ABCA(s) was available for public review and comment; indicated how to comment on those documents, where the draft application was located, and provided the date, time,

and location of a public meeting to discuss the documents and proposed project. The notification was issued more than two weeks (14 days) prior to our submittal of this application.

(c.) Public Meeting

A public meeting to discuss the draft application (including ABCA) and consider public comments prior to submittal of this application was held on November 9, 2023 at 6:00 pm at the Town Office, 29 Main Street, Lincoln. A summary of the public comments, meeting notes, and meeting sign-in sheet have been attached to this submittal.

(d.) Submission of Community Notification Documents

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

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

15. Named Contractors and Subrecipients (Section III.B.15.)

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