

Lincoln Mill Environmental Recovery Corporation



IV.D. Narrative Information Sheet

1. Applicant Identification-

Lincoln Mill Environmental Recovery Corp;
29 Main Street,
Lincoln, Maine 04457-1496

ROI-24-C-020

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-

Lincoln Mill Environmental Recovery Corp Parcel 4A West
50 Katahdin Avenue
Lincoln, Maine 04457

5. Contacts

- a. Project Director
Steve Levesque;
(207) 841-9955;
steve@shl.bz;
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)

Lincoln Mill Environmental Recovery Corporation



1. 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).	NA
The reuse 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.	NA
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 3
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



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

November 7, 2023

Lincoln Mill Environmental Recovery Corp
Attn: Steve Levesque
29 Main Street
Lincoln, ME 04457

Dear Steve Levesque:

The Maine Department of Environmental Protection (Department) acknowledges that Lincoln Mill Environmental Recovery Corp plans to conduct the cleanup of a brownfield site and is applying for an FY24 Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

Lincoln Mill Environmental Recovery Corp has developed an application requesting site-specific federal Brownfields Cleanup funding for the Lincoln Paper and Tissue Parcel 4 West site located at 50 Katahdin Avenue, Lincoln, Maine (Site).

The Department affirms that the Site:

- i. Is eligible to be enrolled in the Department's voluntary response program;
- ii. Is currently enrolled in the voluntary response program; and
- iii. Additional assessment is needed to sufficiently characterize the site for the remediation work to begin. There will be a sufficient level of site characterization from the environmental site assessments performed by June 15, 2024, for the remediation work to begin on the Site.

For any questions regarding this letter, please contact me at 207-215-8597.

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

website: www.maine.gov/dep

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) in Penobscot County 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 the economic bedrock of our town and region.

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 and allowing the redevelopment of a new and diverse forest products business campus that will provide jobs, increase the tax base, regain pride, and provide 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 (ie. zoning); 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 the Town as a partner and invested stakeholders, we plan to expedite redevelopment and address these challenges head-on.

1.a.ii. Description of the Proposed Brownfield Site(s) Lincoln Mill Environmental Recovery Corporation's (LMERC) Target Area (TA) is a 6.62-acre portion of the former 369-acre LP&T site. 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. 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 metal and large-scale equipment. This approach has exacerbated exposure to the elements and has caused roofs to collapse, buildings to flood, and friable ACM to become air-borne. ACM transite 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.

The TA's primary buildings are the Pulp Mill, Electrical Substation, Lime Kiln, and Wood Room. Significant asbestos containing materials (ACM) were identified in each of these buildings. A variety of universal and hazardous wastes with potential lead, mercury, and polychlorinated biphenyl (PCB) contents were also identified. PCBs were detected at transformer locations in the Wood Room and outside the Pulp Mill. The lateral extent of the PCB impacts was determined to be 340 square feet (ft²) and 200 ft², respectively. PCBs were also identified in caulk around the doors and windows of the Wood Room.

1.b. Revitalization of the Target Area 1.b. i. Reuse Strategy and Alignment with Revitalization Plans

The goal of LMERC 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 involves positioning MFPIP as a "go to" site for the future of forest products with an emphasis on innovation. Lincoln and LMERC have 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 reuse strategy involves marketing clean and developable properties with access to significant infrastructure, to prospective businesses. The award of this grant will allow us to build on our strategic redevelopment progress. 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.

The MFPIP design also incorporates walking trails through the undeveloped portions and access to the Penobscot River for recreational activities. The paths and access to the Penobscot River will traverse a mapped flood zone and be designed to incorporate flood elevations. The MFPIP is also proposing a by-pass road that utilizes adjacent Parcel 5 as a truck access entrance to avoid added traffic on Main Street. The TA is not in a flood plain.

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 the Town for redevelopment of all parcels. Lincoln has landed the first tenant for MFPIP, Biofine Development Northeast (Biofine). 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 \$750,000 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 \$250,000 cleanup loan/grant from their recently awarded Brownfields Revolving Loan Fund (RLF). A second adjoining parcel is being investigated by a local solar production company (Revision Energy) to produce 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 emissions and 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; and LMERC and other MFPIP stakeholders are negotiating with the Penobscot Indian Nation (PIN) to grant them access to the Penobscot River, providing them a much-needed launching platform to access their islands within the Penobscot River and to construct a trading post 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 estimates 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 are 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. Through "Maine Won't Wait" and the Maine Climate Council, forest management is anticipating and preparing to diversify wood species to adapt and become resilient to predicted climate change.

LMERC 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

Funding for the 3 remaining buildings to be sampled for ACM per Maine demolition requirements shall be through a Targeted Brownfield Assessment (TBA) estimated to be completed by early 2024. All existing buildings in the TA are anticipated to be demolished due to poor conditions and damage associated with the removal of the ACM. Both locations of PCB impacts from transformers have been laterally characterized. A Self-Implementing Plan shall be prepared per Toxic Substance Control Act (TSCA) requirements and implemented as approved. During the proposed hazardous waste removal, unidentified substances may require characterization per the disposal facility's criteria.

1.c.ii. Resources Needed for Site Remediation

The TBA will provide the necessary criteria for the Lime Kiln, Pulp Mill, and Wood Room buildings within the TA. Once Lincoln's ACM beneficial reuse application is approved, the TA shall profit from reduced transportation and disposal costs of both friable and non-friable ACM remediation. LMERC would prefer no redevelopment limitations due to PCB concentrations; therefore, PCB remediation to 1 mg/kg or less is our goal. LMERC believes this grant will provide the lion's share of funding and will pursue all available avenues for obtaining any remainder needed for project completion.

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 Lincoln and the other 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 (\$205K); 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 also anticipating additional funding from: Town tax increment financing (TIF), State and Town bonds (Bonds), discretionary amount of Town general funds, the US Economic Development Administration, Maine Community Development Block Grant, Maine Water Program, and the Maine Development Foundation. Business Development is

estimated to be \$12,000,000 and we will seek additional funding from Maine Rural Development Authority, Northern Border Regional Commission, 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, sanitary sewer connection, and the anticipated Town operated on-site WTP for industrial process water. The Town is proposing to minimize and upgrade the former WTP and expand on an as needed basis 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 This funding will remove contaminants that degrade the health of our people and bolster our economic recovery which, paves the way for additional development, new jobs, and increased tax revenue. Lincoln's population of 4,853 includes a disadvantaged community that suffers from an older population (median age of 56.8 years 2022). Closure of the mill has led to and enhanced: 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 and LMERC does not have funding to support cleanup or redevelopment without outside funding. Funding sources for this type of work are very limited and Brownfields funding would address an overwhelming community need.

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 low-income families, children, the elderly, and pregnant women living adjacent to the mill. It will allow us to redevelop the site and bring new jobs and increased tax revenue. It will also eliminate health risks posed by contaminants that are present on site and limit exposure to visitors and future workers at 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 2021 Lincoln property crime rate rose by 8.5% compared to 2020. 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 overburdened, underserved, and marginalized 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 redevelopment will discourage crime and vandalism.

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

This grant award will eliminate health impacts associated with the migration of asbestos and exposure to PCBs. Removal of contaminants will allow derelict buildings to be demolished and redevelopment will improve the health of our low-income abutting neighborhood, youth that serve as frequent trespassers, and the new Biofine employees. Our target community is characterized as low-income, poorly educated, and 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 representative of our county, since Lincoln does not have town statistics. Our most vulnerable populations live in very low-income neighborhoods that abut the mill. Based on the CEJST indexes, our community's heart disease and asthma indexes could be improved with the removal of ACM and increased activity through work and recreation.

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 Social issues in our community that could lead to environmental injustice include anti-social behavior, poverty, and drug-abuse. 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, lack of education, and immediate proximity to the mill contaminants is the perfect environment for human exposure to pollution. This will lead to increased risk of health impacts that are likely to be exacerbated by lack of health insurance.

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

This grant will assist in educating the public regarding environmental issues and provide strategies for limiting exposure to hazardous chemicals which will reduce the incidence of cancer and other diseases. The grant will also lead to redevelopment that will create jobs and increase household median income, allowing residents to obtain better housing and healthcare. 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. LMERC 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 health of our community. Facilitating the remediation of our brownfield site will help reduce the impact of EJ issues. LMERC 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.

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.

Town of Lincoln Ruth Birtz, Town Economic Development Administrator, p.207 794-3372 Ext 3 ruth.birtz@lincolnmaine.org Lincoln shall be a key driver behind the development of MFPIP. She will provide significant support for all aspects of this grant. The Lincoln team successfully managed two Brownfields grants and were responsible for securing redevelopment and remedial funding for the mill. All community engagement meetings will take place at the Town office and community announcements will take place through the Town.

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 Administration, Compliance & Development, 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.

LMERC will maintain a partnership with the **Penobscot Indian Nation** Sean O'Brien, Brownfields Program Coordinator, p. 207 817-7338 Sean.O'Brien@penobscotnation.org LMERC 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

LMERC shall collaborate with Lincoln to conduct meetings at the town office, 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 options and updates. The meetings will be designed to convey useful data regarding environmental conditions, strategies for reducing human exposures to contaminants, cleanup plans, and redevelopment options.

The meetings will focus on obtaining community feedback 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. 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, petroleum, PCBs, and universal and potential hazardous wastes cleanups. Once the cleanup contractors are selected, cleanup will be conducted. Our QEP will oversee all the remediation. ACM requiring remediation includes: Guard Shack, Wood Room, Millwright Shop, Pulp Maintenance, Pulp Mill, Lime Kiln, and Electrical Sub-station. Costs to complete the disposal of ACM are estimated at \$4,763,753. This cost takes into account the 30 % cost savings related to the MEDEP pending approval of the beneficial reuse on-site disposal cell. PCB -impacted soil and building materials are estimated at (\$125/ton at 29.5 tons) + labor and equipment (\$14,500) to test, excavate, dispose, and report on the removal and disposal. The oil equipment ASTs and any petroleum-impacted soil or concrete will be removed to a disposal facility at an estimated cost of \$19,500 which will include all contracted equipment labor and reporting. All universal and hazardous wastes will also be removed at an estimated total cost of \$20,000. Following remedial operations, the QEP will draft closure reports. Costs to draft all the engineering and reporting as well as manage the grant are included in the budget.

3.b. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight and Community Outreach
<u>3.b.i. Project Implementation:</u> LMERC will procure a QEP and cleanup contractors in accordance with 40 CFR 30. LMERC with the assistance of 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, as well as other relevant training 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.
<u>3.b.ii. Anticipated Project Schedule:</u> Four-year duration of the grant ongoing quarterly and at significant milestones for public meetings
<u>3.b.iii. Task/Activity Lead(s):</u> LMERC’s Project Director (ProD), with the assistance of a QEP
<u>3.b.iv. Output(s):</u> 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
<u>3.b.i. Project Implementation:</u> The LMERC ProD will oversee work performed by the QEP which will include preparation of a Remedial Action Plan (RAP) & PCB RAP, final ABCA, HASP, QAPP, cleanup closure documentation, and assurance that cleanups met their objectives; produce four RFPs needed to select qualified cleanup contractors,
<u>3.b.ii. Anticipated Project Schedule:</u> Duration of the 4-year grant, but primarily within 12 months

3.b.iii. <u>Task/Activity Lead(s)</u> : QEP under the oversight of the LMERC ProD
3.b.iv. <u>Output(s)</u> : RFPs (4); RAPs (2); final ABCA; QAPP: HASP ; Cleanup Reports (4)
Task 3: ACM Removal
3.b.i. <u>Project Implementation</u> : QEP to oversee asbestos abatement disposal contractors, that will perform removal and transport of ACM from the buildings
3.b.ii. <u>Anticipated Project Schedule</u> : Year 1 of the grant
3.b.iii. <u>Task/Activity Lead(s)</u> : QEP, and LMERC ProD oversee Cleanup Contractor
iv. <u>Output(s)</u> : Remediation of ACM (5,680 linear feet thermal insulation); (84,260 ft ² of flooring & wall paneling), & (1,862 CY of ACM debris)
Task 4: U Waste, Oil, & PCB Cleanup
3.b.i. <u>Project Implementation</u> : A properly procured and licensed cleanup contractors will perform removal and transport of wastes and petroleum & PCB-impacted materials and soil.
3.b.ii. <u>Anticipated Project Schedule</u> : Year 1 of the grant
3.b.iii. <u>Task/Activity Lead(s)</u> : QEP, and LMERC ProD oversee Cleanup Contractor (s)
3.b.iv. <u>Output(s)</u> : Removal of oil, Univ. & Haz- wastes, and 29.5 tons of PCB-impacted wastes

3.c. Cost Estimates Estimates are based on two experienced QEPs that have worked on the TA.

Task 1: Cooperative Agreement Oversight and Community Outreach &Engagement: All rates include fringe. Bronson and Levesque are members of LMERC. Bronson 100 hrs x \$71.94 = \$7,194, 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. QEP time to assist with meetings, closure report, Qrtly reports, and ACRES updates \$4,200. **Task 2: Environmental Reporting and Engineering:** Bronson 12 hrs x \$71.94 = \$863.28, Levesque 26hrs x \$100= \$2,600; QEP time to draft RFPs (4); RAP (2); final ABCA (1); QAPP (1): HASP (1); Cleanup Reports (4) \$62,500. **Task 3: Asbestos Cleanup:** Levesque 30hrs x \$100 = \$3,000; QEP to oversee ACM removal remedial costs of \$4.83M. **Task 4: U Wastes, Oil, & PCB Cleanup:** Levesque 64hrs x \$100 = \$6,400; QEP to oversee and excavation and disposal of PCB impacted material (29.5 tons), disposal of oil & U & Haz wastes (165 tons) at \$64,774.5.

Budget	Agreement Oversight and Community Outreach	Environmental Reporting and Engineering	Asbestos Cleanup	U Wastes, Oil, and PCB Cleanup	Total
Personnel	\$14,426.00	\$2,251.12	\$1,950.00	\$4,160.00	\$22,787.12
Fringe Benefits	\$7,768.00	\$1,212.16	\$1,050.00	\$2,240.00	\$12,270.16
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	\$4,200.00	\$62,500.00	\$18,000.00	\$38,587.50	\$123,287.50
Construction	\$0.00	\$0.00	\$4,812,868.22	\$26,187.00	\$4,839,055.22
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs	\$28,994.00	\$65,963.28	\$4,833,868.22	\$71,174.50	\$5,000,000.00
Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Budget	\$28,994.00	\$65,963.28	\$4,833,868.22	\$71,174.50	\$5,000,000.00

3.d. Plan to Measure and Evaluate Environmental Progress and Results LMERC and its properly procured 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 ensure 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 LMERC's Project Director, Steve Levesque, will utilize Ruth Birtz, Lincoln's Economic Development Administrator to assist in the management of this grant. Steve supported Lincoln's successful management of two Brownfields Assessment grants and this team structure will succeed in managing this grant. Steve and Richard Bronson, LMERC Board Member will provide overall support and leadership to the team. A QEP will also assist in grant management.

Mr. Levesque, LMERC Project Director, was formerly the executive director of the Midcoast Regional Redevelopment Authority which led the transformation of Brunswick's shuttered naval air station into a thriving business community. Now, the base has more than replaced the former economic impact of the Navy, with over 2,400 jobs at 140 businesses and an annual payroll of \$150M. The development generated over \$500M in private-sector capital investment. Mr. Levesque served on a number of industry and economic development boards. He has over 40 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. Rick Bronson, LMERC Board Member and 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 assist Steve in all phases of this grant.

4.a.iii Acquiring Additional Resources Through the continuous tracking of the schedule and milestones by LMERC's Project Director 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 to comply with federal policies. LMERC shall encourage and solicit bids from local businesses as qualified for tasks such as trucking and demolition services.

4.b. Past Performance and Accomplishments 4.b.ii. Has Not Received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Assistance Agreements 4.b.ii(1) Purpose and Accomplishments LMERC was awarded grant funding from the Town of Lincoln and Maine Development Foundation as a subrecipient for performing redevelopment planning, business development, infrastructure, and engineering planning. LMERC benefited from Lincoln's Site-Specific Brownfield Assessment grant which identified contaminants through a Phase II ESA. A VRAP application was completed and submitted to MEDEP for the entire Parcel 4. Lincoln has been awarded 2 MEDECD grants/loans for redevelopment of LP&T and an EPA TBA grant. 4.b.ii.(2) Compliance with Grant Requirements LMERC has complied with all grant requirements.

III.B. Threshold Criteria for Clean-up Grants

1. Applicant Eligibility (Section III.A)

Lincoln Mill Environmental Recovery Corp is a 501 (c) (3) non-profit corporation and is eligible for award.

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

Lincoln Mill Environmental Recovery Corp has not acquired any prior cleanup grants.

3. Expenditure of Existing Multipurpose Grant Funds

Lincoln Mill Environmental Recovery Corp does not have a Multipurpose Grant.

4. Site Ownership (Section VII)

The Subject Property, a 6.62-acre sub-parcel referred to as Parcel 4A West, located within the Lincoln Pulp & Tissue Mill Complex was acquired by Lincoln Mill Environmental Recovery Corp from Lincoln Forest Products Innovation Corp on November 8, 2023 and registered in the Penobscot County Registry of Deeds, Book 16997, Page 349.

5. Basic Site Information

- a) Parcel 4A West
- 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 Pulp Mill, Wood Room, and Pulp Office due to enormous scale and safety issues. It was obvious the Pulp Mill and Wood Room were grossly contaminated with friable asbestos and therefore assumed to be positive but without the adequate state and NESHAP sampling requirements for demolition. ACM positive materials requiring mitigation includes: Guard Shack, Conference Room Building, Millwright Shop, Wood Room, Electrical Substation, Lime Kiln, Pulp Maintenance Shop., Pulp Mill, and Wood Room building.

Polychlorinated biphenyls (PCBs) were detected above 1 milligram per kilogram (mg/kg) at two former transformer locations and in caulk located around the doors and windows of the Wood Room building.

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 impacted caulk was discovered around the doors and windows of the Wood Room Building during a Hazardous Waste Inventory conducted in 2016. PCB sampling at former transformer locations throughout LP&T during the site-specific Brownfield Assessment Phase II ESA revealed PCB impacts outside the Pulp Mill and inside the Wood Room. Drums on miscellaneous containers remain on site and need to be addressed to eliminate any future releases.

7. Brownfields Site Definition

- a) The Site is not listed or proposed for listing on the National Priorities List
- b) The 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; and
- c) The 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

Phase I ESA for Parcel 2, 4A, and 4B, dated September 20, 2022

Parcel 4 Lincoln Paper and Tissue Mill Site Specific Quality Assurance Project Plan, dated May 17, 2021.

Phase II Environmental Site Assessment Parcel 4, Lincoln Pulp & Tissue, dated October 7, 2021.

All reports Prepared by Campbell Environmental Group, Inc. for Town of Lincoln meeting ASTM E 1903-19 requirements.

9. Site Characterization

- a) Not applicable.
- b) See attached letter from Christopher Redmond, of the Maine Department of Environmental Protection Voluntary Response Program.
 - i. The Parcel 4A West is eligible to be enrolled in the State voluntary response program
 - ii. The Parcel 4A West is a portion of Parcel 4A which has been submitted to the MEDEP VRAP
 - iii. There is a sufficient level of site characterization from the environmental site assessments performed

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

Lincoln Mill Environmental Recovery Corp 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 transfer from Lincoln Forest Products Innovation Corp to Lincoln Mill Environmental Recovery Corp.
- (.ii) The property was acquired by Lincoln Mill Environmental Recovery Corp on November 8, 2023.

- (.iii) The property is solely owned by Lincoln Mill Environmental Recovery Corp.
- (.iv) Property was acquired from Lincoln Forest Products Innovation Corp
- (.v) Lincoln Mill Environmental Recovery Corp has no contractual, corporate, or financial relationships or affiliations with the prior owners or operators.

(b) Pre-Purchase Inquiry

- (i.) An ASTM E1527-21 compliant Phase I was completed by Campbell Environmental Group, Inc. on November 1, 2023 for the Town of Lincoln, 29 Main Street, Lincoln, Maine 04457 and reliance on the Phase I ESA was given to Lincoln Mill Environmental Recovery Corp.
- (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 Lincoln Mill Environmental Recovery Corp. Lincoln Mill Environmental Recovery Corp 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 Lincoln Mill Environmental Recovery Corp 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

Lincoln Mill Environmental Recovery Corporation (LMERC) 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 LMERC Administrator. Cleanup oversight will also be provided by State authorities as Parcel 2, 4A, and 4B submitted a MEDEP VRAP application on September 27, 2022.

(b.) Plan to acquire access to adjacent properties

The Site is bordered by three other LP&T parcels (Parcel 3, Parcel 5, and the Exclusion Zone) to the east, north, and west. To the south of Parcel 4A are a mix of commercial properties and residences, a cemetery, and the Town garage. LMERC is collaborating with all LP&T parcel property owner entities for the overall success of the future MFPIP. The Town of Lincoln our most invested stakeholder, 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 LMERC and or our partner, Town of Lincoln, will 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 (lincolmaine.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 MERC has not named or selected any contractors or subrecipients to conduct work proposed in this application.