

Sustainable Lincoln Corporation



29 Main Street, Lincoln, Maine 04567

207-841-9955

steve.shl.bz

R01-24-C-021

IV.D. Narrative Information Sheet

1.Applicant Identification-

Sustainable Lincoln Corporation;
29 Main Street,
Lincoln, Maine 04457-1496

2.Funding Requested-

- a. Clean-up Grant Type-Single Site Clean-up
- b. Federal Funds Requested-\$400,000

3. Location-

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

4. Property Information for Site Specific Proposals-

Sustainable Lincoln Corporation Parcel 5
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)

Sustainable Lincoln Corporation



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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).	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 (2013 or later) or is closing.	NA



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

November 7, 2023

Sustainable Lincoln Corporation
Attn: Steve Levesque
29 Main Street
Lincoln, ME 04457

Dear Steve Levesque:

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

Sustainable Lincoln Corporation has developed an application requesting site-specific federal Brownfields Cleanup funding for the Lincoln Paper and Tissue Parcel 5 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 a. Target Area and Brownfields 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. Lincoln was once a prosperous and thriving mill town as a result of our location within abundant and diversified forests and the Penobscot River's connection to the ocean providing an important transportation corridor for log driving. In 1883 Lincoln Pulp & Tissue (LP&T) took over two former saw mills and a tannery to establish a paper mill. LP&T consists of 369-acres near downtown Lincoln and adjacent to the Penobscot River as well as a portion of the Penobscot Indian Nation (PIN) Reservation. The northern portion of LP&T contains wetlands and is within a 100-year flood zone. The Target Area (TA), Parcel 5, consists of 37.74-acres in the southwest portion of LP&T that is not within the flood zone.

In November of 2013, a boiler explosion caused catastrophic damage to LP&T and combined with financial hardships resulted in bankruptcy and permanent closure. LP&T's closing has created our largest regional brownfields and many subsequent challenges. Challenges to revitalize our economy hinges on redevelopment of LP&T. LP&T was the primary economic driver for Lincoln for 100+ years with little economic diversity. LP&T's closing resulted in the loss of jobs, decrease in tax base resulting in reduced budgets for community services, blight from the abandonment of the entire site, an increase in crime, and lack of morale and hope for a better future. This grant will aid in overcoming these challenges by the redevelopment of LP&T that can provide jobs, tax base, pride, and economic support for a revitalized community. Our success will depend on our ability to collaborate with all stakeholders. As part of our attempt to attract investment at our brownfield site, Sustainable Lincoln Corporation (SLC) is collaborating with Lincoln to address risks upfront. Considerations to overcome our redevelopment challenges include: understanding needs of the community; gathering pertinent information; evaluating opportunities; understanding constraints (i.e., zoning); defining a path forward (phased approach to final goal); removing the barriers (ie. contamination); make the reuse vision a reality (funding and marketing). By building a dynamic team with the Town as a partner and invested stakeholders, we can expedite processes and address issues promptly.

1.a.ii. Description of the Proposed Brownfield Site(s) The mill was acquired by the Town through foreclosure and then split into multiple parcels. Various parcels are now owned by non-profit corporations which all are working together to clean-up the mill to support redevelopment. The SLC's TA serves as the western entrance to the LP&T and is a blighted unsightly reminder of the economic collapse of this site. Historically, Parcel 5 was an area where the river logs were hauled in, dried, and processed.

There was a total of seven buildings; however, one small concrete building is partially demolished and the former Corporate Guest House burned in 2022. Asbestos containing materials (ACM) testing was conducted for all on-site buildings at the time of the Phase II Environmental Site Assessment (ESA). ACM positive materials requiring mitigation includes: 350 square feet (SF) of roofing in the Saw Dust Break Shack Building, 800 SF roofing of the Old Scale House Building, and 4 SF of heat shield in the New Scale House Building.

The Saw Dust Break Shack Building housed hydraulic fluid. In this area petroleum-impacted soil and areas of petroleum saturated concrete flooring were observed. The petroleum impacted materials will require special waste disposal per Maine regulations.

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. Two locked safes in the Electrical Shop

labeled “radioactive” were screened for radiation outside the containers and no radiation was detected. Upon a subsequent site visit in 2022, an additional safe labeled radioactive was observed. All 3 safes need to be addressed and appropriately disposed.

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

The overall goal of LP&T, including SLC’s TA, is to develop the Maine Forest Products Innovation Park (MFPIP), a center for next generation/technology-driven forest products. It will be powered by a multi-source renewable energy platform. This plan aligns with the Lincoln’s Comprehensive Plan and Revitalization Plan. The plans strategy identifies three over-arching goals: 1) address environmental issues by removing them as development barriers; 2) identify and 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. SLC and Lincoln have been marketing MFPIP to several forest product business sectors 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 with the Northern Border Regional Commission (NRBC) grant awarded to assist in the development of a Forest Products Based Innovation Center (IC). The IC incubator is planned to provide workforce development for future industries and for the development of innovative forest product industries.

This grant will build on MFPIP’s redevelopment progress which includes: having won Brownfields funding to assess all LP&T parcels, having won one loan and one 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, and having won grants from Maine Development Foundation and NRBC to assist in redevelopment. With this redevelopment momentum and the cleanup of this TA, 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. This TA has the least number of environmental issues compared to the other LP&T parcels and is considered the most “shovel-ready” for redevelopment. Revitalization of the TA will improve 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 paths and access to the Penobscot River will traverse through a mapped flood zone but shall have minimal development and will be designed to incorporate flood elevations. The MFPIP is proposing a by-pass road that utilizes the TA as a truck access entrance to avoid added traffic on Main Street.

1.b.ii. Outcomes & Benefits of Reuse Strategy It is difficult to describe the reuse strategies of the TA without discussing the overall proposed MFPIP plan, the Biofine lease area, and the Maine

Department of Environmental Protection (MEDEP) Voluntary Response Program (VRAP) conditionally approved ACM beneficial reuse to be conducted on the adjacent LP&T Exclusion Parcel. These are all integral parts of our vision and path to success that will benefit the entire Town. By redeveloping LP&T to MFPIP, we are investing in Maine's forest products industries which we anticipate will benefit the community by: direct effects, indirect effects, and induced effects (household spending by employees in directly and indirectly impacted sectors). 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. The proposed MFPIP is being marketed as the next generation/technology-driven forest products development park. Our infrastructure, location, and natural resources are conducive for these businesses to grow and diversify creating jobs, revenue, and revitalization. More than half of Maine's forests are certified sustainable by an independent third party, 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.

According to *Forest Products Industries' Economic Contributions: Maine June 2020*, the Maine forest products industries provide more direct labor income, value-added, and output than commercial fishing, hunting, and trapping; mining and oil and gas production; and agricultural production industries. Forest products are the backbone of Maine's economy, particularly in the rural areas of the state. The State forest economy's estimated impact of \$8.2 billion and nearly 40,000 jobs matters. Maine is rich in forest resources. It remains the most heavily forested state per size in the nation and is entirely sustainable (*The Economic Importance of Maine's Forest - Based Economy, 2013m North East State Foresters Association*).

Biofine is the first tenant to commit to occupying 9-acres within MFPIP. Initial redevelopment will add momentum for other businesses to locate here and take advantage of our small-town lifestyle, natural beauty, and newly constructed Penobscot River trail system.

ACM is the most predominant contaminant of concern throughout the entire LP&T site. The ACM beneficial reuse consists of filling a formerly excavated solid waste disposal area (SWDA) on the adjacent Exclusion parcel with both friable and non-friable ACM generated from LP&T. This alternative for ACM disposal significantly reduces transportation and disposal costs for a contaminant that was estimated in 2016 to exceed \$12.5 million.

SLC 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. One island within a group of nine islands across from the LP&T shoreline was a small village and school and another a youth camp. Indian Island, PIN's primary reservation land, is approximately 40 miles down-river. Another boat launch and trading post to support hunting, fishing, and recreational uses would alleviate the time and effort it would take to boat the 40 miles compared to vehicle portaging.

Although not proposed on the TA, MFPIP stakeholders are actively pursuing the installation of solar panels on the adjacent LP&T Exclusion parcel (112 acres) which contains 15 SWDAs that are not conducive for typical redevelopment purposes. The energy generated will benefit MFPIP occupants through reduced electrical costs and excess energy will benefit the town with the ability to sell to the power grid.

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

The ACM testing of building materials have already been characterized. Remaining characterization includes miscellaneous containers prior to off-site disposal. Also, the petroleum saturated building material and any impacted subsurface soils below the Saw Dust Break Shack floor after demolition will require characterization for special waste disposal purposes. Lincoln has some funding that could be appropriated for further characterization, if necessary.

1.c.ii. Resources Needed for Site Remediation SLC does not anticipate any significant additional funding to be required beyond the request of this grant application. This funding will remediate the entire Parcel 5 and will secure a VRAP certification of 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, the other parcel owners, and stakeholders, we shall seek other non-remedial funding from Town tax increment financing (TIF), State and Town bonds (Bonds), discretionary amount of Town general funds, the US Economic Development Administration, and Maine Community Development Block Grant. We will seek funding from Maine Rural Development Authority, Maine Technology Institute, Finance Authority of Maine, Opportunity Zone funds, and New Market tax credit financing. To date, our partner and town officials of Lincoln have invested in and/or secured the following funding to support the project: Town General Fund as budget permits, 2 EPA Brownfields assessment grants (\$650,000), a MEDECD grant and loan (\$600,000 each), Maine Development Foundation (\$185,000) grant; and NBRC (\$638,349) grant. 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).

1.c.iv. Use of Existing Infrastructure Redevelopment of the TA will reuse the following infrastructure: railroad; select buildings in good condition, 3-phase power; natural gas distribution lines; fiber internet; local airport; Interstate 95 access; public water, public sewer and the existing LP&T's on-site WTP for industrial process water. The LP&T WTP has been shut down; however, Lincoln is proposing upgrades that include potential expansion as needed. 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 a. Community Need

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 and SLC does not have the 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 (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 abuts 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 2019 Lincoln crime rate rose by 13% compared to 2018. 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 (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 100-year old, 369-acre LP&T Brownfields site is the perfect environment for potential environmental justice issues to affect our community.

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

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. 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.

2.b. Community Engagement i. Project Involvement & ii. Project Roles We will convene a steering committee that includes people listed below and will provide assistance in the grant administration and all efforts to redevelop the site.

Partner Name	Point of Contact	Role in Project
Town of Lincoln	Ruth Birtz, Economic Development Administrator, p.207 794-3372 ruth.birtz@lincolnmaine.org	Assisting in securing funding, community outreach, providing meeting space, and marketing.
FOR/Maine	Brianna Bowman Program Director, FOR/Maine p.207 622-6345 bbowman@mdf.org	Assisting in coordinating MFPIP redevelopment: business recruitment and development; securing project financing.
Eastern Maine Development Corporation	Vicki Rusbult, Director of Community Initiatives p. 207 974-3238 vrusbult@emdc.org	Will assist with financing development of MFPIP and assisting with energy development.
Penobscot Indian Nation	Sean O’Brien, Brownfields Coordinator p. 207 817-7338 Sean.O’Brien@penobscotnation.org	Member of our steering committee collaborates with PIN goals for river and trail access development.

Town of Lincoln is the primary driver behind the development of **MFPIP** they will provide significant support for all aspects of this grant. The Lincoln team successfully managed

two Brownfields grants and were responsible for securing all of the redevelopment and remedial funding to date for LP&T. All community engagement meetings will take place at the Town office and community announcements will take place through the Town network.

Forest Opportunity Roadmap/Maine (FOR/Maine) is a unique cross-sector collaboration between industry, communities, government, education, and non-profits, which have come together 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 existing wood products manufacturing, improving Maine's attractiveness for new capital investment in the forest products industry, and accelerating innovation in new forest products to strengthen Maine's leadership position.

Eastern Maine Development Corporation (EMDC) 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 and connections that enhance access to capital and provide alternative routes to financing and provide a complete range of commercial lending services including technical assistance, underwriting, analysis, packaging and servicing through the life of the loan. EMDC will provide a key role in attracting and financing potential development of MFPIP.

SLC will maintain partnership with the **Penobscot Indian Nation**. SLC 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 SLC shall collaborate with Lincoln to conduct meetings at key stages at the town office, centrally located and a 10-minute walk from the Brownfields site, 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, petroleum, construction demolition debris (CDD), and universal wastes cleanups. Once the most responsive cleanup contractors are selected, cleanup will be conducted. Our QEP will oversee all of the remediation. ACM requiring remediation includes: 350 square feet (SF) of roofing in the Saw Dust Break Shack Building #5; 800 SF roofing of the Old Scale Building; and 4 SF of heat shield in the New Scale Building. Costs to complete the ACM removal are estimated at \$21,000. The costs to demolish

these buildings following the ACM removal is estimated at 225 tons with a cost of \$86,750. Petroleum-impacted soil and building materials are estimated at 1,000 cubic yards and they will be excavated and removed to a licensed disposal facility. All universal wastes and radioactive safes will also be removed at an estimated total cost of \$206,000. Following remedial operations, the QEP will draft closure reports. Costs to draft all of the engineering and reporting as well as manage the grant are included in the budget. Removal of these buildings and petroleum-impacted soil will assist in broader redevelopment potential and remove the stigma of contamination. Lincoln staff assistance is not included in the budget.

3.b. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight and Community Outreach
3.b.i. Project Implementation: SLC will procure a QEP and cleanup contractors in accordance with 40 CFR 30. SLC with the assistance of Lincoln will oversee all of 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.
3.b.ii. Anticipated Project Schedule: Four-year duration of the grant ongoing quarterly and at significant milestones for public meetings
3.b.iii. Task/Activity Lead(s): SLC’s Project Director (ProD), with the assistance of Lincoln personnel and a QEP
3.b.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
3.b.i. Project Implementation: The SLC 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,
3.b.ii. Anticipated Project Schedule: Duration of the 4-year grant, but primarily within 12 months
3.b.iii. Task/Activity Lead(s): QEP and Lincoln personnel, under the oversight of the SLC ProD
3.b.iv. Output(s): RFPs(3); RAP(1); final ABCA(1); QAPP(1); HASP(1); Cleanup Reports(3)
Task 3: ACM Removal and Construction Demolition Debris Disposal (CDD)
3.b.i. Project Implementation: QEP to oversee asbestos abatement and waste disposal contractors, that will perform removal and transport of ACM from the buildings and the characterization consolidation and building demolition throughout the parcel.
3.b.ii. Anticipated Project Schedule: Year 1 of the grant
3.b.iii. Task/Activity Lead(s):QEP, Lincoln personnel, SLC ProD oversee Cleanup Contractor (s)
3.b.iv. Output(s): Remediation of Buildings with ACM (1,154 SF); disposal of CDD (225 tons)
Task 4: Waste Removal & Disposal and Petroleum Impacted Material and Soil

3.b.i. Project Implementation: A properly procured and licensed cleanup contractor will perform removal and transport of wastes and petroleum impacted materials and soil.
3.b.ii. Anticipated Project Schedule: Year 1 of the grant
3.b.iii. Task/Activity Lead(s): QEP, Lincoln Personnel, SLC ProD oversee Cleanup Contractor (s)
3.b.iv. Output(s): Remediation of petroleum and wastes transported to licensed disposal facilities.

3.c. Cost Estimates We talked to an experienced QEP that worked on this site to determine costs.

Task 1: Cooperative Agreement Oversight and Community Outreach & Engagement: All rates include fringe. Levesque and Bronson are associated with SLC. Bronson 1660 hrs x \$71.94 = \$11,942.04, Levesque 130 hrs x \$100 = \$13,000; Brownfields conferences (\$2,300 = \$1,300 airfare & car, \$1,000 hotel and food). Miscellaneous supplies and postage \$270.20. QEP time to assist with meetings, closure report, Qrtly reports, and ACRES updates \$20,450. **Task 2: Environmental Reporting and Engineering:** Bronson 4 hrs x \$71.94 = \$287.76, Levesque 34hrs x \$100 = \$3,400; QEP time to draft RFPs (3); RAP (1); final ABCA (1); QAPP (1); HASP (1); Cleanup Reports (3) \$33,500. **Task 3: ACM Removal and CDD Disposal:** Levesque 32hrs x \$100 = \$3,200; QEP to oversee ACM removal (1,154 SF) remedial costs of \$21,000 and disposal of CDD (225 tons) at \$86,750. **Task 4: Waste Removal & Disposal and Petroleum Impacted Material and Soil:** Levesque 6hrs x \$100 = \$600; QEP to oversee and excavation and disposal of petroleum impacted soil and concrete (1,000 cubic yards) at cost of \$191,800.

Budget	Agreement Oversight & Community Outreach	Environmental Reporting and Engineering	Asbestos Mitigation	Waste & Petroleum impacted materials	Total
Personnel	\$16,212.16	\$2,397.04	\$2,080.00	\$390.00	\$21,079.20
Fringe Benefits	\$8,729.88	\$1,290.72	\$1,120.00	\$210.00	\$11,350.60
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	\$270.20	\$0.00	\$0.00	\$0.00	\$270.20
Contractual	\$20,450.00	\$20,000.00	\$25,000.00	\$25,000.00	\$90,450.00
Construction	\$0.00	\$0.00	\$107,750.00	\$166,800.00	\$274,550.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs	\$47,962.24	\$23,687.76	\$135,950.00	\$192,400.00	\$400,000.00
Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Budget	\$47,962.24	\$23,687.76	\$135,950.00	\$192,400.00	\$400,000.00

3.d. Plan to Measure and Evaluate Environmental Progress and Results SLC 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

though 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 a. Programmatic

Capability i. Organizational Structure & ii. Description of Key Staff SLC's Project Director will utilize Lincoln town officials with the experience for managing the prior Brownfields grants to assist in the administration of this cleanup grant. Lincoln has successfully managed two Brownfields grants and this team structure will succeed in managing this grant. Mr. Levesque, the SLC Project Director, was a part of the Lincoln team that managed the Lincoln Brownfields grants. Richard Bronson is the Lincoln Town Manager and with the support of Ruth Birtz, Lincoln's Economic Development Administrator, will significant support the SLC Project Director. Ms. Birtz will manage drawdowns, vendor payments, financial reporting and other financial materials and Mr. Bronson will provide overall support and leadership to the team. A QEP will also assist in grant management.

Mr. Levesque, SLC 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. The reborn 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 \$150 million. The development generated over \$500 million in private-sector capital investment. Steve served on a number of industry and economic development boards, including. 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, 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. Ms. Birtz has worked for Lincoln since 1991, she has served as Assessor, TIF Administrator, and Economic Development Administrator.

4.a.iii. Acquiring Additional Resources Through the continuous tracking of the schedule and milestones by SLC'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 and comply with federal procurement policies.

4.b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose and Accomplishments

SLC 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. SLC 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 5. 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

SLC has complied with all grant requirements.

III.B. Threshold Criteria for Clean-up Grants

1. Applicant Eligibility (Section III.A)

Sustainable Lincoln Corporation is a 501 (c) (3) non-profit corporation and is eligible for award.

III.B – Sustainable Lincoln Corporation is not exempt from Federal Taxation Under Section 501 (C)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

Sustainable Lincoln Corporation has not acquired any prior cleanup grants.

3. Expenditure of Existing Multipurpose Grant Funds

Sustainable Lincoln Corporation does not have a Multipurpose Grant.

4. Site Ownership (Section VII)

The Subject Property, a 37.74-acre parcel referred to as Parcel 5, located within the Lincoln Pulp & Tissue Mill Complex was acquired by Sustainable Lincoln Corporation on November 17, 2022 and registered in the Penobscot County Registry of Deeds, Book 16690, Page 72.

5. Basic Site Information

- a) Parcel 5
- 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
- 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 for all on-site buildings at the time of the Phase II Environmental Site Assessment (ESA). ACM positive materials requiring mitigation includes: 350 square feet (SF) of roofing in the Saw Dust Break Shack Building, 800 SF roofing of the Old Scale House Building, and 4 SF of heat shield in the New Scale House Building.

The Saw Dust Break Shack Building housed hydraulic fluid. Although test pits and a groundwater monitoring well sampling beyond the building footprint did not exhibit contaminants of concern exceeding corresponding remedial action guidelines, petroleum staining and areas of petroleum saturated concrete floor were observed. The petroleum saturated concrete and any impacted subsurface soils upon demolition of the building are anticipated to require special waste disposal per State regulations.

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. As part of the Phase II ESA, two combination secure containers in the Electrical Shop labeled “radioactive” were screened for radiation outside the containers. No radiation was detected outside the containers. The containers were not opened and remained in place. Upon a subsequent site visit in 2022, an additional safe labeled radioactive was observed. All 3 safes need to be addressed and appropriately disposed.

- 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 oil from the Saw Dust Break Shack was observed flowing with surface water within a swale of wood chips in a northerly direction. The ACM is predominant throughout all LP&T buildings and was a common building material used during the construction of these buildings. 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

Parcel 5 Lincoln Paper and Tissue Mill Site Specific Quality Assurance Project Plan, dated July 13, 2020

Phase II Environmental Site Assessment Parcel 5, Lincoln Pulp & Tissue, dated February 22, 2021

Phase I Environmental Site Assessment (ESA) Parcel 5, Lincoln Pulp & Tissue
Dated November 7, 2022

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 5 is eligible to be enrolled in the State voluntary response program
 - ii. The Parcel 5 has been submitted to MEDEP VRAP
 - 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

Sustainable Lincoln Corporation 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 Depot Street Redevelopment, LLC. to SLC.
- (.ii) The property was acquired by SLC on November 15, 2022.

- (.iii) The property is solely owned by SLC.
- (.iv) Property was acquired from Depot Street Redevelopment, LLC
- (.v) SLC has no contractual, corporate, or financial relationships or affiliations with the prior owners or operators.

(b) Pre-Purchase Inquiry

- (i.) An ASTM E1527-19 compliant Phase I was completed by Campbell Environmental Group, Inc. on November 7, 2022 for the Town of Lincoln, 29 Main Street, Lincoln, Maine 04457 and reliance on the Phase I ESA was given to SLC.
- (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 SLC. SLC 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 SLC 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

Sustainable Lincoln Corporation 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 Sustainable Lincoln Corporation Administrator. Cleanup oversight will also be provided by State authorities as Parcel 5 submitted a MEDEP VRAP application on May 28, 2020.

(b.) Plan to acquire access to adjacent properties

The Site is bordered by two other LP&T parcels (Parcel 4A and the Exclusion Zone) to the west, north, and east. To the south of Parcel 5 are a mix of commercial properties and residences, a cemetery, and the Town garage. Sustainable Lincoln Corporation 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 Sustainable Lincoln Corporation 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 our 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. Sustainable Lincoln Corporation has not named or selected any contractors or subrecipients to conduct work proposed in this application.