Narrative Information Sheet

1. **Applicant Identification:**
   Town of East Millinocket
   53 Main Street
   East Millinocket, ME 04430

2. **Funding Requested:**
   a. Grant Type: Community Wide Assessment
   b. Federal Funds Requested: $500,000
      i. $500,000
      ii. Not Applicable

3. **Location:**
   a. East Millinocket
   b. Penobscot County
   c. Maine

4. **Target Area and Priority Site/Property Information**

   McLaughlin’s Auto Repair
   79 Main St
   East Millinocket, Maine 04430

   East Millinocket Residential Neighborhood
   Census Tracts:
   STATE CODE: 23
   GEOID: 23019031000
   CENTLAT: +45.6467231
   COUNTY CODE: 019
   AREAWATER: 2463872
   NAME: Census Tract 310
   CENTLON: -068.5863988
   TRACT CODE: 031000
   AREALAND: 18376965
5. Contacts:
a. Project Director:
   Angela Cote, Admin
   53 Main Street
   East Millinocket, ME 04430
   207-746-3376

b. Chief executive/ Highest Ranking Elected Official:
   Michael H. Michaud, Town Select Chair
   53 Main St. East Millinocket, ME 04430.
   Michaud@eastmillinocket.org
   207-746-3376

6. Population:
   East Millinocket-1,682

7. Other Factors Checklist

<table>
<thead>
<tr>
<th>Other Factors</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>Page #4</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
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<td>United States territory.</td>
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<td>The priority site(s) is impacted by mine-scarred land.</td>
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<td>The priority site(s) is adjacent to a body of water (i.e., the border of the</td>
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<td>priority site(s) is contiguous or partially contiguous to the body of water,</td>
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<td>or would be contiguous or partially contiguous with a body of water but</td>
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<td>for a street, road, or other public thoroughfare separating them).</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
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<td>wind, solar, or geothermal energy.</td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency</td>
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<td>measures.</td>
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<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired</td>
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<td>power plant has recently closed (2011 or later) or is closing.</td>
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8. Letter from State of Tribal Environment Authority: A letter from the Maine Department of Environmental Protection is provided in the attachment.
November 19, 2021

Ms. Dorrie Paar  
EPA Region I  
5 Post Office Square  
Suite 100, Mailcode: OSRR7-2  
Boston, Massachusetts 02109-3912

Dear Ms. Paar:

The Maine Department of Environmental Protection’s ("Department") Bureau of Remediation and Waste Management acknowledges that the Town of East Millinocket plans to conduct site assessments and is applying for federal Brownfields grant funds.

Angela Cote of the Town of East Millinocket has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the town.

If the town receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, the Department’s Voluntary Response Action Program (“VRAP”) staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor’s work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner’s Certificate of Completion.

Please feel free to call me directly at (207) 592-0882 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgens  
Voluntary Response Action Program  
Division of Remediation  
Maine Department of Environmental Protection

Cc: Angela Cote, Town of East Millinocket
IV.E. Narrative/Ranking Criteria

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

East Millinocket (EM), located in Penobscot County, one of the three towns that make up the Katahdin Region, is endowed with abundant natural resources, forests, lakes, and mountains. Our Region’s early industrial history dates to the 1800’s with paper and wood products manufacturing in remote areas of dense forests and adjacent to power generating rivers.

In 1907, Great Northern Paper Mill (GNP) was established in EM as one of the region’s largest employers (>1,000 people). The GNP site encompasses 215 acres between EM’s Main Street and the Penobscot River. During GNP’s prosperous years, the Katahdin Region once boasted one of the highest per capita incomes in the state. Unemployment was rare and jobs at the mill were plentiful. Indirect jobs prospered along a vibrant Main Street to support the employees and a high-density residential neighborhood expanded with the success of GNP. GNP was known to grant various endowments to EM financially supporting schools and other local organizations. At one point, GNP was 80% of the tax base providing EM residences extremely low property tax.

Ownership of the mill changed hands multiple times through various mergers and acquisitions from 1970 to 2014; however, for the purpose of this grant, the site will be referred to as GNP. GNP was in decline in the 1980’s and their philanthropy decreased significantly. GNP closed in 2014, causing a devastating economic effect. Initially, the last 212 jobs were lost and the tax base was negatively impacted. After 6 years of GNP being idle, EM has lost property value, population decline, and the creation of blight at the mill and along Main Street. The loss of GNP’s tax base caused hardship on the Town’s budget to maintain basic community needs. Jobs are sparse and unemployment far exceeds the state average. Vacant businesses on Main Street are boarded up for protection from vandalism. House foreclosures are increasing. The lack of economic diversity coupled with the town’s geographic isolation has crippled the area. The county is still extremely rural with a density rate of 43.2 persons per square mile which is skewed due to the third largest city in Maine being located in southern Penobscot county.

EM has a high elderly population (median age of 50.8) which is more vulnerable to contaminants and socio-economic issues. Children, another sensitive population, are extremely vulnerable to lead paint and other contaminants which effects their development and, therefore, creating long term health problems. EM’s birth rate for the last 12 months according to Towncharts.com was 2% and of those 2%, 100% were unwed teenage mothers. The grant will allow us to evaluate health threats by assessing potential contaminants in the soil, soil gas, groundwater, and building materials specifically at two target sites: McLaughlin’s Auto Repair (MAR) on Main Street; and the EM Neighborhood located directly across Main Street from the GNP site. MAR is one of multiple petroleum sites along a dilapidated section of Main Street and the EM Neighborhood is typical of dense Company Town housing from the early 1900’s. Assessment and remediation, if warranted, will determine any health risks associated with the sites. Awareness and educating our community on how to protect themselves from these contaminants as well as mitigating the exposure will improve health and quality of life.
1.a.ii. Description of the Priority Brownfield Site(s)
The businesses on Main Street have suffered from the GNP closure with many buildings vacant and in need of repairs. Main Street buildings are predominantly older buildings constructed in the early days of GNP operations with potentially hazardous building materials. Other sites include current and former service stations and auto repair facilities. MAR was a service station from the 1950’s to 1989. Gasoline underground storage tanks (USTs) were replaced in 1994 and the Maine Department of Environmental Protection (MEDEP) documented gasoline contamination. Gasoline saturated soil was excavated and disposed off-site; however, due to site limitations, gasoline impacted soils remained. The station was closed and the USTs were removed in 2015. Petroleum and solvents are also associated with Linscott Autobody, Grant’s Auto repair, and the GNP site, all located along Main Street. Many sites prior to 2010 did not address vapor intrusion.

EM Neighborhood is a high-density, small lot, residential area consisting of approximately 40 contiguous blocks of housing and 600 homes ranging in age from 50 to 100+ years old. EM is concerned about hazardous building materials and naturally occurring contaminants that often impact residences of homes in Maine such as radon, asbestos containing materials (ACM), and lead based paint (LBP). Maine’s housing stock is the sixth oldest in the nation. More than half of Maine’s children are born in counties with greater than 27% of housing built before 1950.

1.b. Revitalization of the Target Area 1.b.i. Reuse Strategy and Alignment with Revitalization Plans
For the EM Neighborhood, the Katahdin Region Comprehensive Plan (KRCP), 2020 “aims to encourage and promote affordable, decent housing opportunities for all Maine citizens, foster vibrant villages that enhance the region, and be a place that supports and attracts people of all ages”. The assessment of EM’s Neighborhood housing is conducive to these goals. EM’s goal within the KRCP align with many of the anticipated Brownfield outcomes including: improving housing conditions through home improvement and façade programs; encouraging home demolition of dilapidated homes; and offering land to adjoining homes to increase lot sizes thereby increasing overall values and aesthetics.

The assessment of MAR and other Main Street properties shall support the KRCP goals of “cultivating local jobs and a new regional economy; establish a premier four-season outdoor destination in New England; future-proof the region; create a walking area along the river and a canoe and kayak launch area; protect the gravel pack esker source of the East Millinocket water supply to remain viable into the future. EM’s goal within the KRCP align with many of the anticipated Brownfield outcomes including: seeking new or expanded job opportunities; enticing employment and people back to the town; diversifying the economic base; and creating attractive working areas with recreational opportunities along the river. This model also fits into the State’s recent focus using outdoor recreation as a means to enhance quality of life and retention for residents and businesses through easily accessible recreational options.

1.b.ii. Outcomes and Benefits of Reuse Strategy
EM has a disadvantaged population that suffers from low-income jobs, high unemployment, and substandard housing that dates from 1900 to 1970. Assessments of our EM neighborhood and MAR target sites will provide the necessary data to determine if building materials and or
gasoline vapors are impacting health at work and at home. Testing for LBP, ACM, radon, and gasoline vapors and comparing results to risk based guidelines will determine if these contaminants are impacting our health. This vital information will be used to either limit exposure or be mitigated to improve the health of our community. Improvements to our homes and businesses will increase the property values, create new jobs within walking distance of low-income residents which will further link residents to commerce and recreation and creation of a bustling pedestrian atmosphere, and expansion of the tax base. EM anticipates improving the quality of housing which will promote physical and social attractiveness of the area, increase pride in the neighborhood for everyone, conserve energy and resources, and provide residents with a healthier and safer place to live. EM will encourage the reuse and/or rehab of key downtown properties to utilize energy efficient building practices and use of renewable energy methods.

I.c. Strategy for Leveraging Resources 1.c.i. Resources Needed for Site Reuse
Maine Housing has a $5 million COVID-19 Rent Relief Program. Maine’s Community Action Agencies administer the program locally. Maine Housing also has funds to assist in the mitigation of LBP. Priority for funding will be granted for residences in which a child has elevated blood lead level. EM shall pursue other federal programs that might be used to help fund radon reduction in homes that are affordable to limited income families such as Community Development Block Grant (CDBG), "203k" program; and Environmental Justice Grants.

Senator Susan Collins secured funding ($7,522,000) in the FY22 Housing and Urban Development appropriations bill to improve infrastructure and economic development specifically for East Millinocket.

Because of EM’s limited financial resources & sizeable low-income population, EM works hard to maximize combined funding sources to implement projects. Maine’s Regional Economic Development Administration (EDA) Representative and Eastern Maine Development Corporation (EMDC) will assist us with the federal process, and EDA’s Economic Development Integrator will facilitate collaboration across multiple federal stakeholders. EDA has awarded a three-year grant to the MDF to coordinate and track the economic recovery efforts that result from the Economic Development Assessment Team’s findings and recommendations. It will coordinate with EDA to track federal commitments.

EM will work with Acadia Capital Management (ACM). ACM is a federally-certified Community Development Entity through the Department of Treasury. ACM specializes in complex project funding between $10 to $150 million. ACM also assists with New Market Tax Credits in economically-distressed communities in Opportunity Zone sites. ACM will assist EM to connect investors and lenders to site opportunities that will include site acquisition and redevelopment. ACM will also provide management consulting, facilitate project financing, public-private redevelopment partnerships, and financing support for new business. The Pine Tree Development Zone (PTDZ) program offers eligible businesses in Maine the chance to greatly reduce, or in some cases, virtually eliminate state taxes for up to ten years. Benefit highlights include: Elimination of Sales & Use Tax for 10 years; 100% Corporate Income Tax credit for 5 years; 50% credit for years 6-10; and 80% ETIF.
In the event additional remediation funding is required, we will seek cleanup funding through a Brownfields grant, a loan or subgrant through an active Maine Revolving Loan Fund grantee, private financing by an interested business, and application to the Maine Department of Environmental Protection’s Groundwater Cleanup Fund. We will seek local Town tax increment financing (TIF), if available, for any business that moves into a Brownfield area.

1.c.ii. Use of Existing Infrastructure
EM’s public water source, servicing 861 connections, is three shallow gravel packed groundwater wells. EM will also utilize its existing road and electrical services which currently incorporates the entire town. EM recently converted the GNP wastewater treatment facility to replace the Town’s system. EM is in the process of expanding high speed internet throughout the region through our Katahdin Region Broadband Utility. The funding has been secured to complete this important upgrade and we expand it to the EM Neighborhood and MAR. EM’s existing railway service is vital to growing the region’s economic health. Demand for freight rail is expected to increase due to pressures on transportation labor and trucking regulations and pricing. EM is also proposing to incorporate green infrastructure in the redevelopment of the Main Street corridor by developing a River walk along the Penobscot River.

2.0 COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2.a. Community Need 2.a.i. The Community’s Need for Funding
According to Census Tract 310, our population is 1,682. Our small population needs funding to assess potential contaminants, delineate the extent of contaminants, and develop guidance for educating and addressing the impacts to protect our community’s health and safeguard our environment. Once these unknowns are validated and addressed, we can pursue funding to assist in mitigation, if warranted, and carry out marketing and implement strategies to overcome our economic burdens.

Main Street businesses, such as MAR, are the new backbone for our community. Our small-town faces challenges of geographic isolation, inadequate broadband internet service, difficulty in hiring and retaining qualified workers, barriers to capital, and reluctance from major industries to provide service in rural areas. Penobscot County’s population has decreased 0.68% since the 2010 US Census. Rural areas with a declining population face a shrinking workforce, an aging population with an increasing need for health services, and a shrinking tax base, which puts pressure on our local budget to fund essential services. We experience an outmigration of young people seeking opportunities elsewhere, perpetuating an economic struggle. Population growth spurs productivity growth, which is a key component of economic growth, development, and a rising standard of living.

EM proposes to focus on housing needs and improvements to assist in achieving the goal of increased values. Strategies include the evaluation of housing and develop a plan of renovation, demolition, and redevelopment for housing that will serve the needs of the citizens. Most low-income EM residences do not have the financial resources to mitigate radon, asbestos, and lead paint in their homes and are not yet convinced of the value of mitigating these contaminants. The age and condition of our homes make these hazards a health risk to all that reside, it deters resale, and promotes abandonment and foreclosures of homes that are unable to sell.
2.a.ii. Threats to Sensitive Populations 2.a.ii (1) Health or Welfare of Sensitive Populations
The EM Neighborhood is a dense residential low-income neighborhood immediately across from the GNP site with many of the most vulnerable populations (low income, children, elderly, no health insurance, disabled, and youth with developmental disabilities) that are affected by environmental justice and environmental issues. These sensitive populations reside at the EM Neighborhood and either work at or are patrons of the businesses along Main Street. Therefore, they are potentially exposed and more vulnerable to the associated contaminants. According to EJSCREEN, EM as compared to Maine is in the 81 percentile for low income, 77 for population over 60, 87 in proximity to hazardous wastes, and 87 in proximity to Superfund sites.

ACM was used extensively in home construction from the early 1940’s through the 1970’s which includes the majority of our homes and business structures. Damaged and or friable ACM could pose a danger to anyone who inhales the toxic dust. Major health effects associated with asbestos exposure is primarily lung cancer and mesothelioma. LBP and lead dust are the most widespread and hazardous sources of lead exposure for young children. About 80% of all Maine homes and apartments built before 1978 could have some lead paint in them. Almost 120 Maine children are found to have elevated lead levels each year, and the average blood lead level for Maine and EM children are twice as high as the national level. Lead can cause damage to the brain, learning disabilities, and even death; young children and pregnant women, in particular, are at risk. Maine’s bedrock is richer in uranium than many other states which degrades and off-gasses as radon. EM has an EPA assigned Radon Zone of 1 which predicts an average indoor radon screening level greater than 4 pCi/L. An estimated 165 non-smoker Mainers die of lung cancer each year due to radon. Gasoline likely present at MAR is volatile and is able to migrate through preferential pathways into buildings. Inhaling gasoline vapors can irritate lung tissues, and a number of the chemicals can enter the bloodstream. Children are more likely to experience serious side effects from gasoline. Components of gasoline such as benzene causes leukemia.

2.a.ii (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions
EM has limited health statistics; therefore, State data will be provided. Because environmental health issues often silently incur their damage and take years for their impact to be felt, action is critical to effectively address these issues. Nearly 75% of Maine people die from only four diseases: cardiovascular disease, cancer, chronic lung disease, and diabetes. All of these are chronic in that the disease processes often take years until the onset of symptoms, and the symptoms themselves often disable people for a number of years. In fact, about one-third of all disabilities are caused by one of these four diseases. These diseases are primarily preventable. With an expected doubling of Maine’s elder population over the next 20 years, the burden of chronic disease is expected to grow substantially.

Impacts to the health of residents within our community include: asthma rates at 13.4% compared to the US at 9.0%; all cancer mortality, lung cancer incidence, and all cancer incidences at 189.4, 89.8, and 529.9 versus the US at 168.7, 58.6, and 453.4 respectively per 100,000 people. These are some of the highest cancer and asthma rates in the country. Every year, about 7,000 Maine people are diagnosed with cancer, and about 3,000 die from it. Lung cancer is the leading cause of cancer deaths in Maine, causing about 1,000 deaths annually. Since 1985, more Maine women have died each year from lung cancer than from breast cancer.
As of 2019, Maine mandates children <72 months under MaineCare (formerly Medicaid) be tested for lead; however, the number of children tested remains low, less than 60%. Funding and outreach is concentrated in high risk areas with large populations; therefore, EM is not likely to benefit from the Lead Poisoning Prevention Fund. EM had EJ Screen score of 81 for low-income, 61 for Lead Paint, and 96 for risk management plan proximity. EM had an EnviroAtlas business vacancy rate between 2010-2014 of 8.89 and a residential vacancy rate in 2014 of 9.6.

The environmental site assessments (ESAs) shall further identify potential contaminants that may have impacted the sites in various media. Phase II ESAs will identify problem areas. Generating the assessment data will identify areas to be remediated. Once remediated, exposure to harmful contaminants will be eliminated and human health will be improved.

2.a.iii (3) Promoting Environmental Justice
Our entire population, but most significantly the people that reside in the EM Neighborhood, suffer from classic environmental justice issues. We are economically challenged with few local job choices for climbing out of poverty and we have limited access to health insurance and health care facilities due to the rural nature of our region. According to EJSSCREEN, EM compared to the State has a score of 81 percentile for low-income, 80 percentiles for Lead Paint, and 89 proximity to hazardous wastes. We are stuck economically in unhealthy housing and are unable to find better affordable housing that minimizes our contaminant exposure. As stated earlier, once assessments are complete, problem areas that create health exposures will be identified. We will educate our residents on ways to avoid exposure and to minimize health risks. We will provide or refer those in need to health counseling and we will identify the areas to cleanup to minimize exposure. The ultimate goal is to collaborate with our residents and address their needs, while creating a healthy environment to attract new business. We anticipate in turn this will increase jobs, increase property values, reduce poverty, and increase population.

2.b. Community Engagement 2.b.i Project Involvement 2.b.ii. Project Roles Project involvement may be provided by a broad and diverse group of entities including, but not limited to, community organizations (e.g., neighborhood groups, citizen groups, business organizations, etc.), as well as property owners, lenders, developers, and the general public.

Partners: 1) Health Access Network: Karyn Butts, MPH, Manager, 207-287-6650 Karyn.Butts@maine.gov, Role-healthcare center serving the EM population including low income and uninsured individuals. Maine CDC Childhood Lead Poisoning Prevention Unit shall be consulted for community outreach encouraging lead testing 2) Katahdin Region Development Board: Peter Jamieson, Executive Director 207/942-6389, PJamieson@emdr.org, Role–advise on economic opportunities after cleanup. 3) Eastern Maine Development Corporation: Mike Ludwig 207/942-6389, mludwig@emdc.org, Role–advise on implementation of EPA grant. 4) East Millinocket Industrials Board: Steve Fraser, CEO, 207/746-3376, Frasersm1@hotmail.com, Role–Join steering committee and advise on tenant needs. 5) Thrive Penobscot, Jane Danforth, 207/ 723-5288, jdanforth@mrhme.org, Role–provide economic impact updates to the Mobilize Katahdin initiative. 6) Katahdin Region Development Board: Michael Michaud, Chair, 207/746-3376, michaud@eastmillinocket.org, Role–advising on potential sites and projects.
Each partner organization listed above, including a hired Qualified Environmental Professional (QEP) will serve on our Brownfields Advisory Committee (BAC) and be invited to attend all meetings either in person or via Zoom to provide advice and suggestions on how to best achieve the goals of protecting human health and the environment while allowing for redevelopment. All important decisions will be voted on to determine the outcome. Significant issues are anticipated to be site selection, selection of reuse options to allow redevelopment, and strategies to attract particular types of business.

2.b.iii Incorporating Community Input Our BAC and QEP’s will develop a community involvement plan for this project. Public Outreach goals include providing citizens with early and continuing opportunities to provide comments and suggestions that will guide the assessment and reuse plans of the target sites throughout the process. Community feedback and suggestions are encouraged and will be considered. Meeting notes and responses to questions as well as other comments and responses generated through other means will be posted on a webpage. This will allow full transparency for the community to understand how the grant is being administered and how community concerns are being addressed. To promote community engagement, public meeting announcements will be posted on the Town website, Town offices, and throughout the community. Although broadband service is limited, EM will livestream meetings so followers can participate in real time. EM will provide a call-in option so those without internet access or transportation to the meeting can still participate. A copy of the video will be posted on our webpage. We will also give the community an opportunity to view the video and pose questions which will all be responded to and posted on our webpage. Additional outreach will be posted on social media and in the case of select residents’ face-to-face meetings and neighborhood door to door surveys may be completed. All appropriate questions will be addressed with written comments. EM will continue this open-door policy by fostering a transparent relationship that will always be open to comment and feedback. We will do our best to protect the privacy of the individuals that supply questions. We will conduct all in-person interactions throughout the project per current Covid-19 guidelines. Outreach efforts will be focused in phases. These phases include, grant planning and goals, site identification, Phase I Environmental Site Assessment (ESA), Phase II ESA, analysis of Brownfields cleanup alternatives (ABCA) and Reuse Planning. Public comments will be taken during each phase and throughout the grant period.

3. TASK DESCRIPTION, COST ESTIMATES, AND MEASURING PROGRESS 3.a. Description of Tasks/Activities and Outputs 3.a.i Project Implementation 3.a.ii Anticipated Project Schedule 3.a.iii Task/Activity Lead 3.a.iv Outputs

<table>
<thead>
<tr>
<th>Task Activity 1: Cooperative Agreement Oversight and Community Outreach &amp; Engagement</th>
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<tr>
<td><strong>Project Implementation:</strong> 1. <strong>Our</strong> Angela Cote, our Grant Administer will oversee all activities with assistance from the Brownfields Advisory Committee (BAC) and QEP. 2. <strong>We</strong> will publicize the award through press releases, social media, the EM website, and through our electronic newsletters. 3. <strong>We</strong> will contract with the QEP and begin Quarterly BAC meetings. Simultaneously, we will do an orientation for BAC members introducing them to the process. The BAC will review its site selection strategy. 4. <strong>We</strong> will hold our first public meeting to explain the project, select sites, and seek input and up-to-date information from residents, business owners, and town officials. We will also discuss grant procedures and goals. 5. <strong>Attend</strong> USEPA Brownfield Conference; 6. <strong>Complete</strong> quarterly reports &amp; enter data into</td>
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3. Cost Estimates

**Task 1 Cooperative Agreement Oversight:** EM will manage the grant & select a QEP through a request for proposals that abides by federal acquisition requirements, update social media and web pages, provide public notices and flyers supporting outreach & provide all quarterly & closeout reports as well as ACRES updates. We will organize and conduct 10 meetings with the BAC and community. The town costs will be $25 per hour at 300 hours with a $10 fringe benefit to equal a total of $10,500. One person to attend a conference at costs of $1,000 air fare and $1,000 car hotel and per diem $2,000. Supplies needed for announcing and conducting public meetings $800 to include ads, postage, photocopying, etc. Contract the QEP to attend the meetings and prepare materials at $7,700.

**Task 2: Site Inventory:** EM will conduct 3 meetings to create and update sites to be selected for assessment and cleanup. Staff time will be 16 hours at a combined rate with fringe of $560. The QEP will attend two of the meetings but no materials required at a cost of $2,000.

**Task 3: Environmental Assessments:** The QEP will conduct 10 Phase I at $4,000 each ($40,000), 8 Phase II ESAs, QAPPs and HASPs at $45,442.5 each ($363,540). The costs to prepare and attend the 5 public meetings at $5,700. Multiple sites will be discussed at each meeting. Staff time to manage and review the QEP work is 160 hours at a combined personnel and fringe rate of $35 per hour to total $5,600. Miscellaneous supplies include $100 for copying.

### 3. Cost Estimates

**Task 1 Cooperative Agreement Oversight:** EM will manage the grant & select a QEP through a request for proposals that abides by federal acquisition requirements, update social media and web pages, provide public notices and flyers supporting outreach & provide all quarterly & closeout reports as well as ACRES updates. We will organize and conduct 10 meetings with the BAC and community. The town costs will be $25 per hour at 300 hours with a $10 fringe benefit to equal a total of $10,500. One person to attend a conference at costs of $1,000 air fare and $1,000 car hotel and per diem $2,000. Supplies needed for announcing and conducting public meetings $800 to include ads, postage, photocopying, etc. Contract the QEP to attend the meetings and prepare materials at $7,700.

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Task 4 - Cleanup Planning & Area-Wide Planning/Reuse Planning: QEP contracted work includes 6 ABCAs, VRAP, and Reuse plans at $9,000 each ($54,000), preparation and attendance of 6 public meetings at $1,000 each. EM staff time would be 40 hours of supervision and meeting preparation and attendance at combined rate of $35 per hour or a total of $1,400 and $100 for copying.

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<th>Budget</th>
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<th>Site Inventory</th>
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<td>$2,000.00</td>
<td>$409,240.00</td>
<td>$60,000.00</td>
<td>$478,940.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total Direct</strong></td>
<td>$21,000.00</td>
<td>$2,560.00</td>
<td>$414,940.00</td>
<td>$61,500.00</td>
<td>$500,000.00</td>
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<tr>
<td>Indirect Costs</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
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</tr>
<tr>
<td><strong>Total Budget</strong></td>
<td>$21,000.00</td>
<td>$2,560.00</td>
<td>$376,500.00</td>
<td>$99,940.00</td>
<td>$500,000.00</td>
</tr>
</tbody>
</table>

3.c. Measuring Environmental Results

EM and the BAC 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. Our outputs listed in section 3.a.iv Outputs including our development goals will all be presented on this calendar. During meetings, the BAC, EM 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 3 years. We will also track progress though ACRES and quarterly reporting. EM 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 Capacity & 4.a.iii Description of Key Staff

The overall grant will be managed by Angela Cote, EM’s Administrative Assistant. Ms. Beverly MacLeod, will serve as financial director and treasurer. Beverly MacLeod, has 20+ years of financial management experience with the Town. Angela Cote, has been working in municipal government for nearly 15 years, the last seven as administrative assistant (quasi-town manager) and her responsibilities include support for the town selectman, historical administrative oversight of the former paper mill for costs and taxes including monitoring potential contamination and other safety/health issues, oversight of general assistance programs, and other general town requirements. Together they currently manage the existing grants that the town has received for the mill site. Michael Michaud is the Chairman of the Board of Selectmen and he will function as a site director.

4.a.ii. Organizational Structure

EM uses MUNIS software for all its financial tracking and is audited yearly by a certified accounting firm. To date, all auditing of grants has shown no deficiencies. Should changes in staff occur, EM has processes in place to replace staff without
significant impacts on the project. The Town intends on hiring a project manager to assist with site coordination and projects affecting the site. EM’s Board of Selectmen will be involved with approving expenditures and support programmatic and community engagement efforts. EM’s Board of Selectmen is comprised of five members having experience with town management, economic development, active with a variety of local community boards, business owners, and a legal professional. On July 21, 2020, the town of EM purchased the former paper mill. This took broad support from municipal, state, and federal partners to achieve, with the town receiving multiple grants from the State of Maine, NBRC, and others to assist this community with the purchase of the mill property. In addition, the town has appropriated its own funds for the management and development of GNP. The East Millinocket Industrial Board (EMIB) who manages the day-to-day operations and oversite of issues relating to the GNP site, will also have an active role. EMIB is currently comprised of five members which include: a former U.S. Congressman, Michael Michaud; four former GNP employees with extensive knowledge regarding various aspects of the site; and an active member of many community Boards. The EMIB shall provide the Qualified Environmental Professional (QEP) with valuable information pertaining to the past operations, chemical storage, processes, and handling of hazardous materials. In turn it will drive what is sampled and analyzed for determining the risks to human health and the environment.

4.a.iv Acquiring Additional Resources EM will procure a QEP in accordance with federal procurement requirements which includes the advertisement of a Request for Qualifications. The Town follows Federal Procurement procedures when appropriate and uses a purchase policy to govern day to day operations. We also have access to a number of different professionals through State departments, Engineering Firms, and law professional’s dependent on area of expertise. If any of these services are needed, we will consult with these organizations for support.

4.b. Past Performance and Accomplishments 4.b.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements 4.b.ii.(1) Purpose and Accomplishments EM procured $10 million from sources such as the USDA, Community Development Block Grants, Maine State Revolving Funds, and local tax dollars for converting the GNP wastewater treatment system for public sewer usage. Monies committed to the project included: Municipal Funds at $325,000 for legal expenses to purchase and provide some operational expenses at GNP, State of Maine NBRC and Penobscot County for $1,450,000 to purchase GNP; Penobscot Engineering Expenses at $100,000, Northern Border Regional Commission, Maine Development Foundation, and Northern Forest Center contributed $726,116 for paper warehouse improvements, Standard BioCarbon and Maine Technical Institute contributed $342,000 for heating the Paper Warehouse & electrical needs. These grants were all successfully completed with the outcome of a successful GNP purchase, the successful upgrade of the waste water treatment plant that now serves EM, and renovation of the Paper Warehouse which has allowed us to acquire our first tenant.

4.b.ii (2) Compliance with Grant Requirements EM is in compliance with all of the grants listed above based on yearly audits and timing. We are also wrapping up by December, a $10M wastewater treatment plant project which was funded by USDA, CDBG, DEP monies and have been in full compliance and audited every year.
Threshold Criteria Response
Community Wide Assessment Grant

1. **Applicant Eligibility:**

   Town of East Millinocket (EM), we are eligible as a Town (city).

2. **Community Involvement:**

   Project involvement may be provided by a broad and diverse group of entities including, but not limited to, community organizations (e.g., neighborhood groups, citizen groups, business organizations, etc.), as well as property owners, lenders, developers, and the general public.

   Partners: 1) Health Access Network: Karyn Butts, MPH, Manager, 207-287-6650 Karyn.Butts@maine.gov, Role—healthcare center serving the EM population including low income and uninsured individuals. Maine CDC Childhood Lead Poisoning Prevention Unit shall be consulted for community outreach encouraging lead testing 2) Katahdin Region Development Board: Peter Jamieson, Executive Director 207/942-6389, PJamieson@emdr.org, Role—advise on economic opportunities after cleanup. 3) Eastern Maine Development Corporation: Mike Ludwig 207/942-6389, mludwig@emdc.org, Role—advise on implementation of EPA grant. 4) East Millinocket Industrials Board: Steve Fraser, CEO, 207/746-3376, Frasersm1@hotmail.com, Role—Join steering committee and advise on tenant needs. 5) Thrive Penobscot, Jane Danforth, 207/723-5288, jdanforth@mrhme.org, Role—provide economic impact updates to the Mobilize Katahdin initiative. 6) Katahdin Region Development Board: Michael Michaud, Chair, 207/746-3376, michaud@eastmillinocket.org, Role—advising on potential sites and projects.

   Each partner organization listed above, including a hired Qualified Environmental Professional (QEP) will serve on our Brownfields Advisory Committee (BAC) and be invited to attend all meetings either in person or via Zoom to provide advice and suggestions on how to best achieve the goals of protecting human health and the environment while allowing for redevelopment. All important decisions will be voted on to determine the outcome. Significant issues are anticipated to be site selection, selection of reuse options to allow redevelopment, and strategies to attract particular types of business.

   East Millinocket’s (EM’s) with the assistance of our Brownfields Advisory Committee (BAC) and Qualified Environmental Professional (QEP)’s will develop a community involvement plan for this project. Public Outreach goals include providing citizens with early and continuing opportunities to provide comments and suggestions that will guide the assessment and reuse plans of the target sites throughout the process. Community feed-back and suggestions are encouraged and will be considered. Meeting notes and responses to questions as well as other comments and responses generated through other means will be posted on a webpage. This will allow full transparency for the community to understand how the grant is being administered and how community concerns are
being addressed. To promote community engagement, public meeting announcements will be posted on the Town website, Town offices, and throughout the community. Although broadband service is limited, EM will livestream meetings so followers can participate in real time. EM will provide a call-in option so those without internet access or transportation to the meeting can still participate. A copy of the video will be posted on our webpage. We will also give the community an opportunity to view the video and pose questions which will all be responded to and posted on our webpage. Additional outreach will be posted on social media and in the case of select residents’ face-to-face meetings and neighborhood door to door surveys may be completed. All appropriate questions will be addressed with written comments. EM will continue this open-door policy by fostering a transparent relationship that will always be open to comment and feedback. We will do our best to protect the privacy of the individuals that supply questions. We will conduct all in-person interactions throughout the project per current Covid-19 guidelines. Outreach efforts will be focused in phases. These phases include, grant planning and goals, site identification, Phase I Environmental Site Assessment (ESA), Phase II ESA, analysis of Brownfields cleanup alternatives (ABCA) and Reuse Planning. Public comments will be taken during each phase and throughout the grant period.

3. **Named Contractors and Subrecipients**

   EM has not hired a contractor or subrecipient and when we do, we will follow federal procurement rules.

4. **Expenditure of Existing Grant Funds**

   EM has not previously or currently had a Brownfields Grant.