Narrative Information Sheet  
EPA FY2022 Brownfields Community-Wide Assessment Grant Application  
City of Gardiner, Gardiner, Maine

1. Applicant Identification:  City of Gardiner, Maine  
   6 Church Street, Gardiner, Maine 04345

2. Funding Requested
   a. Assessment Grant Type: Community-Wide
   b. Federal Funds Requested
      i. Amount Requested: $500,000
      ii. Site-Specific Assessment Grant Waiver: Not Applicable

3. Location
   a. City: Gardiner
   b. County: Kennebec County
   c. State: Maine

4. Target Area and Priority Site Property Information:
   a. Target Areas: Downtown along the Cobbossee Steam Corridor and Adjacent to the Kennebec River
   b. Census Tract 109
   c. Priority Sites 483 Water Street and 19 Maine Street

5. Contacts:
   a. Project Director: Tracey Desjardins, Director of Economic Development/Planning  
      6 Church Street, Gardiner, Maine 04345; 207-582-4200 (phone); 207-582-6895 (fax); tdesjardins@gardinermaine.com
   b. Chief Executive/Highest Ranking Official: Anne Davis, Interim City Manager, 6 Church Street, Gardiner, Maine 04345; 207-582-4200 (phone); 207-582-6895 (fax); adavis@gardinermaine.com

7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>4</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
<td>NA</td>
</tr>
<tr>
<td>United States territory.</td>
<td></td>
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<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>NA</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of</td>
<td>1, 2</td>
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<td>the priority site(s) is contiguous or partially contiguous to the body of</td>
<td></td>
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<tr>
<td>water, or would be contiguous or partially contiguous with a body of water</td>
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<tr>
<td>but 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>
<td>4</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td>3</td>
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<tr>
<td>wind, solar, or geothermal energy.</td>
<td></td>
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<td>Reuse of the priority site(s) will incorporate energy efficient measures.</td>
<td>3</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/</td>
<td>NA</td>
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<td>area-wide planning activities, as described in Section I.A., for priority</td>
<td></td>
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<tr>
<td>site(s) within the target area.</td>
<td></td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired</td>
<td>NA</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 or Tribal Environmental Authority: Attached
November 17, 2021

Ms. Dorrie Paar  
EPA Region 1  
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 City of Gardiner plans to conduct site assessments and is applying for federal Brownfields grant funds.

Tracey Desjardins of the City of Gardiner has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the city.

If the city 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,

[Signature]

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

Cc: Tracey Desjardins, City of Gardiner
IV.E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
   a. Target Area and Brownfields
      i. Background and Description of Target Area
         The City of Gardiner, Maine was incorporated in the 1750’s, and in the 1850’s, was connected by railroad. Beginning in the 1860s, paper mills flourished, as did the commercial ice industry; however, by the 1960s, many mills suffered decline and closure. Gardiner’s industrial past is reflected in the seven mills and factories that line the stream banks of the Cobbossee Stream. Central Maine’s first cast iron plows were manufactured on the banks of the Cobbossee, alongside lead pipe works, carriage shops, and shingle and match factories. Many of these structures were destroyed by a fire in 1849, and were replaced by paper, textile, and shoe factories. The shells of these mills remain and are currently in various states of disrepair. Cobbossee neighborhoods feature traditional millworker housing, which remains modest and poorly maintained due to Gardiner’s high rates of poverty and low property values. The legacy of these factories dates back to an era when the Cobbossee Stream and the Kennebec River, which intersect in downtown Gardiner, were used as an open sewer for industrial waste. The areas to be targeted as part of the City’s Brownfield program will be the downtown Water Street area, and the Cobbossee Stream Corridor which extends from the downtown district into neighborhoods approximately one and one-third miles out and bisects Gardiner's two 2020 Census Tracts. These two Target Areas were developed to serve the former industrial mills but since the last mill closed in 2010 these areas have lost vitality. Our preliminary 2021 Brownfield site inventory identified seven (7) potential Brownfield sites in the downtown Water Street Area and another thirteen (13) potential sites within the Cobbossee Stream Corridor. The identified Brownfield sites have negatively impacted the Target Areas. This is evidenced by underutilized structures and properties, depressed property values, documented impacts on our sensitive populations who live and work near these areas, and in a disparity between the target and surrounding areas and the rest of the City of Gardiner.
      ii. Description of the Priority Brownfield Site(s)
         The Brownfield sites which have been identified in our Target Areas as part of our preliminary inventory range from small, single-lot dry cleaners and gas stations to entire City blocks and manufacturing mills that cover over twenty acres. These Brownfield sites are estimated to encompass nearly 75 acres of land within the City of Gardiner and include abandoned mills, shoe factories, tanneries, buildings/land associated with the railroad, and other former industrial facilities located in the downtown along the Cobbossee Stream and Kennebec River. These sites have caused significant environmental, health, and welfare impacts. Historic use of petroleum, chlorinated solvents, paints, lacquers, and other organic compounds have resulted in volatile organic compound contamination; and former industrial processes have resulted in heavy metal (including lead, arsenic, chromium, and mercury) contamination in soil, groundwater, and soil vapor. Additionally, many of these buildings have identified hazardous building materials, including asbestos, polychlorinated biphenyls (PCBs), lead paint, and universal wastes. Alarmingly, because many of the Brownfield Sites located in our Target Areas are surrounded by residential neighborhoods, it is not only the Brownfield Sites which are contaminated but also the adjacent residential properties.
         Of the twenty (20) preliminary Brownfield Sites which have been identified in our Target Areas, the four-acre Gardiner Paperboard site located at 483 Water Street exemplifies a large manufacturing/industrial site in dire need of Brownfield assessment funds. This priority site sits directly on the banks of the Cobbossee Stream and has a long history of industrial use and is located in a commercial/residential area that is prime for redevelopment. In 2009, a fire destroyed a significant portion of the mill, resulting in unsafe conditions, unsecured access/vandalism, potential release of onsite contamination, and general aesthetic issues. Given the age and history of the site buildings (that occupy an estimated 50 percent of the total site acreage), it is likely that asbestos, lead-based paint, and other hazardous materials are present. There is a strong possibility that historic site operations have adversely impacted soil,
groundwater, and soil vapor, and potentially sediment in the stream. Another priority site is the former Blue Seal Feed site located at 19 Maine Street (Census Tract 109). It is directly adjacent to the Kennebec River and likely contains hazardous building materials and is prime for development.

The historic industrial use of the Brownfields sites within the Target Areas have caused significant perceived and known environmental, health and welfare impacts; not just to the Brownfield properties themselves but also to the residential properties which are often located immediately adjacent to the Brownfield Sites, to the Kennebec River and the Cobbossee Stream, and to the community parks and public spaces in the City’s downtown area.

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

Brownfields projects in the Target Areas align directly with Gardiner’s Comprehensive Plan (updated 2015) that serves as a guide for the decisions the City must make about growth, development, redevelopment, and change over the coming decade. Our plan was developed by a committee of City residents, who engaged the community and sought feedback throughout the entire process. The Comprehensive Plan is widely regarded as a plan written by, and for the benefit of, the community. Subsequent to the update of the City’s Comprehensive Plan, a Downtown Master Plan is underway with a proposed kick off of 2022. These plans lay out redevelopment priorities, make recommendations on land use and zoning regulations, and articulate a vision for our Target Area neighborhoods and an action plan to achieve those goals. The community intends to pursue an elimination of blighted properties and environmental risks; new mixed use development that protects the history and character of our neighborhoods, but allows new and improved land uses that conform to the area; investments in new affordable housing that serves the traditional working class neighborhoods in our Target Areas; preservation of some commercial and industrial uses and the creation of new quality jobs that pay a living wage within walking distance of the residential areas; and each neighborhood interconnected by a multi-use urban trail for pedestrians and bicyclists. One of our priority sites is the 4+ acre Paper Board site; it is the perfect example site, as the site owner is in the concept phase of the project and making plans for the site’s redevelopment to include commercial, residential and light manufacturing. The site is directly adjacent to the Cobbossee Stream and residential/commercial areas and could accommodate all of the uses described above (commercial/residential/light manufacturing) in our Comprehensive and Master Plans. The Brownfield program will be a catalyst to achieving our community’s vision.

Our Brownfield program will be organized to conduct comprehensive assessments of priority Brownfield properties in our community. The Cobbossee Corridor and Water Street (interspersed with working class neighborhoods) in our Target Areas are in need of environmental assessment. The Brownfield program responds to a strong perception in the community that a significant number of unoccupied and underdeveloped properties are contaminated with hazardous and petroleum materials, which is contributing to blight, poverty, and health and environmental degradation in those neighborhoods.

   ii. Outcomes and Benefits of Reuse Strategy

Gardiner will utilize our Brownfield funds to update the preliminary inventory; prioritize and select sites for the program; conduct community engagement activities; characterize, assess, and plan for remediation (cleanup) and reuse of Brownfields sites and their buildings in our Target Areas and adjoining neighborhoods to aid in the redevelopment of these distressed, blighted, and otherwise underutilized properties. This program will return the priority Brownfield sites back to economic vitality or for the public’s use and enjoyment (e.g. green space along our existing Cobbossee Corridor Trail). This is not only expected for these particular sites but also for nearby properties that have been impacted by their proximity to these Brownfield sites. The eventual remediation of Brownfield sites including their existing buildings will minimize risk of exposure both at the site and on adjacent properties; and just as importantly to the Cobbossee
Stream/Kennebec River and its fisheries. Additional expected outcomes of completing remedial activities of our Brownfields sites will be the new investment that occurs, creation of new jobs, new housing opportunities, as well as the increased tax base accompanying the revitalization and redevelopment within our Target Areas which will benefit our disadvantaged communities. Renewable energy will be incorporated into the reuse planning. The Paper Board Site with its large buildings and roof structure is prime for development of a roof-top solar array installation.

### c. Strategy for Leveraging Resources

#### i. Resources Needed for Site Reuse

The Comprehensive Plan envisions future mixed-use commercial redevelopment, including housing. A clearer understanding of potential Brownfields hazards could help catalyze an investment of approximately $15-20M to redevelop key commercial areas that includes new mixed-use housing development. Redevelopment of the Paper Board site could result in $10’s of millions in private redevelopment investment of existing buildings. The City will work with site owners to retain competent development teams who have successfully completed projects in the City. If additional work (e.g., assessment or cleanup/reuse planning) is required to complete the tasks identified above, the City will seek supplemental funding from sources provided below:

<table>
<thead>
<tr>
<th>Source</th>
<th>Purpose/Role</th>
<th>Amount</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gardiner TIF Funds</td>
<td>Assessment/Cleanup</td>
<td>$1,000,000</td>
<td>Secured</td>
</tr>
<tr>
<td>Gardiner CDBG Funds</td>
<td>Support Cleanup</td>
<td>$100,000</td>
<td>Pending-Rolling Application Process</td>
</tr>
<tr>
<td>Kennebec Valley Council of Governments (KVCOG) RLF</td>
<td>Additional Assessment &amp; RLF Cleanup Funds</td>
<td>$100,000</td>
<td>Funds previously secured for 28 Spring St and Bailey Auto - Rolling Application Process</td>
</tr>
<tr>
<td>Maine Dept of Economic and Community Development</td>
<td>RLF Cleanup Funds</td>
<td>$200,000</td>
<td>Pending-Rolling Application Process</td>
</tr>
<tr>
<td>MEDEP’s 128A Brownfields Assessment Program</td>
<td>Additional Assessment Funds</td>
<td>$50,000</td>
<td>Pending-Rolling Application Process</td>
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In addition, the City plans to provide matching funds from municipal (such as Tax Increment Financing [TIF]), state (Brownfields Program), and federal (CDBG and other) sources (appropriations) in order to obtain the total amount required to complete the above tasks. TIF monies may be available in the Cobbossee Stream and Water Street area, or within the geographic boundaries of designated and approved TIF areas. Additional funds will likely be required for cleanup and redevelopment (refer to KVCOG above & Maine DECD). The specific amount required for additional phases is currently unknown but will be developed in the Remedial Action Plan and Reuse Planning portion of the Assessment process. The City will leverage all that it can through State programs or supplemental grants and other funds, and with potential developers to obtain private funding for assessment, development, and cleanup.

#### ii. Use of Existing Infrastructure

Our project’s Target Areas has all the infrastructure in-place to support our redevelopment strategy. Our Target Areas are currently serviced by high-speed internet, power, transportation, and connected by water and sewer utilities. Our Target Area is poised to be redeveloped with housing options for our sensitive (meaning to include - but not limited to: children, and elderly and low-income) populations and has the infrastructure required to support the development of light industrial and manufacturing, as well as service-based industries that will provide jobs to the residents of Gardiner. **Our Target Areas are located in close proximity to the Kennebec River making it an attractive and desirable geographic location for future development/redevelopment.** The redevelopment options available to our Target Areas are endless and the infrastructure is in place to support the desired development options.

### 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

#### a. Community Need

#### i. The Community’s Need for Funding
Gardiner has a small and shrinking population base of 5,635 (2020) that limits its annual municipal budget and it relies heavily on partnership grant funding in order to plan and implement economic development projects. Gardiner is not an entitlement community, which requires our grant funding to come through a competitive application process. Pressures to keep local tax burdens low, partly based on low wages and declining quality of life, limit the City’s funds for economic development. The City does not have the capacity to fund environmental assessments given the density and number of former industrial sites in the City. Many of the Brownfield sites (some of which lie within the flood plain) within our Target Areas are found in the downtown and have contributed to the overall economic decline of the surrounding community—they prevent redevelopment of urbanized land and exacerbate existing sprawl and housing development on former farm, forest, and other crucial open land tracks in rural areas. These unused urban sites are blighted vestiges of the city’s industrial past—long-vacant buildings with broken windows, structural failure, and evident decay—that remain economically depressed and frozen in time, hearkening back to an era of lost manufacturing jobs that may never return. Our Brownfield site buildings are continually vandalized and are prone to drug activity.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Gardiner possesses significant sensitive populations, including children and the elderly and low-income, which are often disproportionately affected by environmental health hazards. Many of these sensitive populations live in areas which are adjacent to our Brownfields sites. Statistical data on sensitive populations in and around the target area capture the potential environmental justice issues that beg for Brownfields assessment in the City: approximately 41 percent of the City’s multi-unit, low-income housing units are located in the Cobbossee Stream Corridor Target Area (411 units out of 1,001 are located in Census Tract 109); the density of multi-unit residences in the Cobbossee Stream Corridor Target Area is nearly six times greater than in an adjacent census tract (density of 238 units per square mile in CT-109 compared to density of 40 units per square mile in CT-110); and slightly higher concentrations of sensitive communities (children, and the elderly and low-income) living in the Cobbossee Stream Corridor Target Area than in other areas the City. CT 109 has a very high percentage of low-income populations, 92 percentile compared to 68 percentile for the City (EJSCREEN).

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

Children: According to 2018 Maine Department of Health and Human Services (DHHS) Central Maine District Health Profile of Kennebec County, teen birth rates (aged 15 to 19) were 16.3 per 1,000 as compared to the Maine birth rate of 14.5 per 1,000 (nearly 12.5% higher than the state average). CT 109 shows children under age 5 at 71 percentile compared to the City at 52 percentile (EJSCREEN). Among screened children in central Maine, 2.1 percent had elevated blood lead levels, compared to 0.6 percent nationally (2018 Maine State Profile of Selected Public Health Indicators by Maine Center for Disease Control).

Elderly and Low-Income: 2018 Census data shows that elderly residents (65 years old and over) make up 16.1 percent of Gardiner’s population. Environmental justice concerns outlined in a 2018 Maine Shared Community Health Needs Assessment include the fact that Kennebec County experienced significantly more cardiovascular disease deaths (219 per 100,000 deaths) than the rest of Maine (196 per 100,000 deaths). The Centers for Disease Control and the U.S. EPA indicate approximately 10.4 percent of adults in our County have asthma compared to 9.3 percent of adults in the U.S. Exacerbating the condition. Gardiner and the region face worse health conditions than state and Federal averages which is directly attributed to our sensitive population’s exposure to Brownfield site contaminants.

The health threats discussed above associated with the Paperboard Site (as an example) and its contaminants of concern (asbestos, lead-based paint, hazardous materials) currently negatively impact the health of our residents who live in close proximity to this priority site. Assessing and remediating our priority sites and others like them will reduce threats, alleviate concern
regarding perceived contamination, and improve the health of our Target Areas which will benefit the health of our sensitive populations.

(3) Promoting Environmental Justice (10 points)
Our community has experienced economic upheaval in the last two decades, as the City has lost approximately 1,000 jobs from its defunct shoe, clothing, and paper mill industries. The Brownfield sites located in the Target Areas represent a growing transect of poverty that, by virtue of their low regard, geographically isolate a low-income neighborhood from the greater community and separate a population from its public schools. Nine out of eleven EJ indexes rank at >80 percentile compared to the State for CT 109 and >70 percentile to the Region (EJSSCREEN).

Most of Gardiner’s overall income statistics are well below county, state, and federal averages and these statistic are particularly depressing in Census Tract 109, which is located in the Cobbossee Corridor Target Area. Median household income in this Target Area is $33,558 well below the city ($48,212), county ($52,929), state ($55,425), and national medians ($67,521). Unemployment is also disparately high in this tract at 13.2%. This is more than double the city (2.7%) and state (4.8%) averages, and significantly more than the national (4.6%) average. Finally, the poverty rate in the Target Areas (33.1%) is also significantly higher than that of the city (22.6%), county (13.3%), state (12.5%) and national (14.1%) level.

The high-income disparity between the Brownfield Target Areas and the rest of the City/State underscores the magnitude of economic disadvantage and environmental injustice associated with our Target Areas. The typical resident of the Cobbossee Corridor Target Area (CT-109) is disparately poor and economically challenged. According to EJSSCREEN and EnviroAtlas, our Target Areas have a low-income population in the 90-95 percentile, 80-90 percentile have less than a high school education, and the lead paint and wastewater discharge indicators are in the 80-90 percentile when compared to the US. Our over 64 age is over 90 percentile for both the State and US. Promoting Environmental Justice will increase job opportunities, improve property values and improve the quality of our housing stock.

b. Community Engagement
i. Project Involvement
We will involve community groups and other interested stakeholders in the planning and decision-making process of the Brownfields assessment projects and with public education and outreach. A list of our community organizations and a brief description of each follows:

Healthy Communities of the Capital Area - Social service, health promotion and after-school programs to improve the health and quality of life in the Capital region/Gardiner. Healthy Communities was member to our prior Brownfields Advisory Committee (BAC) and was an active participant in our prior Cobbossee Corridor Charrettes. Gardiner Main Street - Was designated as a Nationally Certified Main Street Community in May 2004 as a result of successfully following the Main Street four-point approach, developed by the National Trust for Historic Preservation’s Main Street program. They will assist in site solicitation and prioritization and will appoint a representative to serve on the BAC. Gardiner Board of Trade - Incorporated in 1885 as a non-profit corporation of local business owners and professionals who work together to promote economic development in Gardiner and who has committed to assist financially with the redevelopment of Brownfield sites in our downtown and provide access to their member email distribution lists.

ii. Project Partner Roles
Our partners include the following:

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact (name, email, phone)</th>
<th>Specific Role in the Project</th>
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<tbody>
<tr>
<td>Healthy Communities of the Capital Area</td>
<td>Renee Page, <a href="mailto:r.page@hccame.org">r.page@hccame.org</a>, 207.446.9444</td>
<td>BAC Member will assist with cleanup/reuse housing decisions</td>
</tr>
<tr>
<td>Gardiner Main Street</td>
<td>Robert Abbey, <a href="mailto:rirob2007@gmail.com">rirob2007@gmail.com</a>, 207.582.3100</td>
<td>Site solicitation &amp; prioritization member to the BAC</td>
</tr>
</tbody>
</table>
iii. Incorporating Community Input

We will conduct up to three public education and information meetings that will be held in each neighborhood within our Target Areas during the assessment and reporting phases, and remedial and reuse planning (interpreters will be provided). Project stakeholders include site owners, neighbors, developers, community organizations, citizen groups, lenders, EPA, and the MEDEP. We will conduct up to two public meetings for each selected site: after the Phase II Assessment and after the ABCA/RAP phase. These meetings will be community planning charrettes (in-depth design/planning process) to solicit public involvement and develop cleanup/reuse options that incorporate green space, recreation, and architectural options for the reuse of existing buildings, as well as community needs for the proposed site redevelopment. We will compare findings to our Comp Plan for context. The Qualified Environmental Professional (QEP) will provide drawings of cleanup/reuse options.

We will advertise these meetings publicly via e-mail, a legal announcement in the local newspaper(s), and on the City’s website, and will make meeting minutes publicly available. We will distribute paper flyers to the BAC members, houses of worship, downtown businesses, and elder care facilities. The City Clerk will maintain regular status updates; make reports available for review at City Hall; issue press releases, legal ads, and other public notices as needed; and, inform local news outlets of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for assessment sites. We will submit press releases on the Gardiner Brownfields program and newspapers including the Kennebec Journal and the Sun Journal.

Gardiner has an outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media (Facebook) to promote public awareness. Gardiner live streams their City Council meetings and important Brownfields topics will be made part of those agendas. The City utilizes and will continue to utilize live streams and video conferencing as a result of COVID-19.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs (including 3.a. i., ii., iii., iv.)

<table>
<thead>
<tr>
<th>Task/Activity 1: Cooperative Agreement Oversight</th>
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<tr>
<td>i. Project Implementation:</td>
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<td>• EPA-Funded Activities: Gardiner will perform program development, organization, and support; will conduct programmatic oversight, and will develop a BAC that will include members from the City, the QEP, MEDEP, EPA, and citizen/project stakeholders. Based on a competitive bid process (per 40 CFR 30), we will develop a Request for Proposals, hold interviews, and select a QEP. Gardiner will attend the National Brownfield conference. Quarterly reports and MBE/WBE reporting will be completed. ACRES will be maintained/updated. We will establish a schedule and facilitate meetings with the BAC, MEDEP, and EPA.</td>
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<tr>
<td>• Non-EPA grant resources needed to carry out task: None</td>
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<td>ii. Anticipated Project Schedule: We anticipate the BAC will be developed within 1 month of funding, and that meetings will be held at regular intervals throughout the project. We anticipate a QEP will be selected within 1-2 months of funding. Quarterly and MBE/WBE reports will be submitted on a quarterly basis as needed. ACRES will be updated throughout the grant period.</td>
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<td>iii. Task/Activity Lead: The City will oversee this task, with assistance from the BAC and selected QEP.</td>
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<td>iv. Outputs: A BAC will be developed; a QEP will be selected; Gardiner and the QEP will facilitate/attend up to three meetings with the BAC; 12 quarterly reports will be prepared; MBE/WBE reporting will be conducted as needed; ACRES will be updated throughout the grant period.</td>
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<th>Task/Activity 2: Community Engagement</th>
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<td>i. Implementation:</td>
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<td>• Discussion of EPA-funded activities: Gardiner and the QEP will develop marketing materials; will notify residents, site adjacent landowners, target community members, and community partners of assessment public information meetings and schedules; hold public meetings to inform, educate, and update the target areas</td>
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regarding assessment and redevelopment activities; provide updates as necessary at City council meetings; and prepare public outreach materials. Gardiner will advertise for public meeting through online and in-person methods and will hold three public meetings to solicit input, educate, and update the community. Outreach material will be available on-line (City websites) and in hard copy at select locations throughout the City.

- Non-EPA grant resources needed to carry out task/activity: Community partners will be used to help advertise public meetings and solicit input from the community. Meetings may be held at the Gardiner City Hall.

ii. Anticipated Project Schedule: Community outreach will be performed for the duration of the grant period; we anticipate the first public meeting (Brownfields 101) will be held within three months of QEP selection; the second public meeting will be held after the first round of assessments have been completed; and the third public meeting will be held when assessments are nearing completion and reuse planning begins.

iii. Task/Activity Lead: City will oversee this task with assistance from the BAC, QEP & community partners.

iv. Outputs: Outreach & educational materials (Brownfield 101 brochure & FAQ handout), public meeting ads, press releases & project update reports, educational materials to support public meetings (PowerPoint presentations & handouts). Three public meetings. One-on-one meetings with Site abutters, as needed.

**Task/Activity 3: Phase I/II Environmental Site Assessments (ESAs)**

i. Implementation:

- EPA-Funded Activities: An ASTM-compliant 1527-13/21 Phase I ESAs and Hazardous Building Materials Inventories (HBMs) for Sites approved by the EPA/MEDEP. Using these reports, the QEP will conduct Phase II ESAs to evaluate RECs in accordance with ASTM standard. Prior to the Phase II ESA, the QEP will develop a MEDEP and EPA-approved Quality Assurance Plan (QAPP) and Site-Specific QAPP (SSQAPP). Investigative activities will vary based on which Area of Concern (AOC) is being assessed; however, these activities will likely consist of soil, groundwater, soil vapor, and sediment sampling, and conducting HBMs as outlined in the SSQAPP. At the completion of Phase II ESA activities, the QEP will prepare a summary report for review and approval by the City, the MEDEP, and the EPA. landowners, as necessary. Priority will be given to sites that have the highest redevelopment potential as well as projects that support our Comprehensive Plan.
- Non-EPA grant resources needed to carry out task/activity: None

ii. Anticipated Project Schedule: The QEP will begin working on Phase I’s/SSQAPPs within 1 month of selection. Once approved by the MEDEP/EPA, we anticipate assessment activities will begin within 2 months. Assessment and reporting will occur throughout the grant period; we see no impediment to completing this work in the 3-year grant period.

iii. Task/Activity Lead: The QEP will oversee this task, with assistance from the City and the BAC

iv. Outputs: MEDEP and EPA-approved Phase I/IIs, SSQAPP, Phase II ESA Reports

**Task/Activity 4: Cleanup Planning/ Reuse Planning**

i. Implementation:

- EPA-Funded Activities: The QEP will develop Analyses of Brownfields Cleanup Alternatives (ABCA)/Remedial Action Plans (RAP) for AOCs which require remediation based on Phase II ESA data. The ABCA/RAPs will include remedial actions for each identified regulated contaminant that exceeds applicable MEDEP guidelines. Remedial actions will be compared based metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. Based on the results, a remediation plan will be developed for the AOC, considering the specific or potential reuse scenario(s) for the site (or selected area of the Site). Concurrently, Gardiner, the BAC, and the QEP will complete reuse planning activities on select Sites. A public meeting will be held during this reuse planning period to solicit input from the public and community partners; we envision this meeting as a design charrettes to encourage public participation.
- Non-EPA grant resources needed to carry out task/activity: None

ii. Anticipated Project Schedule: ABCA/RAPs will be completed within 3-6 months of finalizing the Phase II ESA report. The public meeting/design charrette will be held after the draft ABCA/RAPs are complete, but before they are finalized. We anticipate no impediment to completing this task within the grant period.
iii. Task/Activity Lead: The QEP will oversee the completion of ABCA/RAPs. The City will oversee the public meeting/design charettes with assistance from the QEP and BAC.

iv. Outputs: Outputs include up to ten (10) ABCA/RAP reports; one public meeting/design charette (and associated outreach/presentation materials.

b. Cost Estimates

Task 1 – Cooperative Agreement Oversight – We have budgeted 140 staff hours at an average rate of $50/hour to this task plus supplies. Our program manager will attend two EPA Brownfield conventions with costs for fees, travel, and expenses. Contractual expenses are for QEP assistance in developing outreach materials and assistance with EPA reporting.

Task 2 – Community Outreach & Engagement – A total of 140 staff hours budgeted at an average rate of $50/hour to this task plus and supplies. Work items include preparation/distribution of site nomination forms, meeting with community officials to obtain site nominations, meeting with the selected QEP (contractual expenses) regarding preliminary site inventory & develop threshold/ranking criteria, & assistance with owner outreach/education.

Task 3 – Phase I & II Site Assessments – We anticipate our QEP completing fourteen Phase I ESAs (15 x $4,000 each). Staff time is budgeted as 100 hours at an average rate of $50/hr to review reports and interfacing with the MEDEP and property owners. If Phase I Assessment results indicate “recognized environmental conditions” are present, we will complete additional investigations to confirm or dismiss the conditions and determine the nature and extent of contamination. We will prepare a Quality Assurance Project Plan (QAPP) and submit it to the EPA and MEDEP as part of this task prior to undertaking Phase II activities. We will prepare site-specific QAPP addenda for each identified and assessed site. We will develop the scope of the Phase II based on specifics from each site to determine whether the existence and extent of hazardous materials. The Phase II Investigation may include monitoring well and test boring installations; test pit excavations; and groundwater, soils and soil gas sampling. We will use results from the Phase II investigations to develop ABCAs/RAPs. As with all project tasks, we will collaborate with each property owner, provide public information, and receive citizen input throughout the assessment. We anticipate eleven Phase II Investigations (11 x $27,500 each).

Task 4 – Cleanup/Area-Wide/Reuse Planning – We anticipate our QEP completing ten ABCAs/RAPs (10 x $8,300). Staff time is budgeted at 100 hours with an average rate of $50/hr. The City will review reports; coordinate, attend and prepare for public meetings; and work with the MEDEP and property owners. Our budget is provided below:

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 Cooperative Agreement Oversight</th>
<th>Task 2 Community Outreach &amp; Engagement</th>
<th>Task 3 Phase I &amp; II Assessments</th>
<th>Task 4 Cleanup/Area-Wide/Reuse Planning</th>
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City of Gardiner, Maine FY2022 Brownfields Assessment Grant
Total Budget
(Total Direct +
Indirect Costs) | $25,500 | $19,000 | $367,500 | $88,000 | $500,000

1Travel to brownfields-related training conferences is an acceptable use of these grant funds.
2EPA defines equipment as items that cost $5,000 or more with a useful life of more than one year.

c. Measuring Environmental Results
Consistent with other federally funded grants awarded to the City (including EPA Brownfields), we will ensure project funds are expended timely and efficiently. The City along with its QEP will hold monthly status meetings to review priority sites, schedule, and budget. We will utilize our Quarterly Reports and ACRES to monitoring project progress.

Our completion of prepared environmental reports (i.e., Phase I ESAs, Quality Assurance Project Plans, Phase II Investigations, Analysis of Brownfield Cleanup Alternatives ABCA’s, etc.) will document remediation progress at each site and will also be outputs of our program. We will track the reports internally and make sure that each is distributed to our stakeholders for comments before finalizing. Sites selected to participate in the Brownfield assessment program will be entered into the MEDEP Voluntary Response Action Program (VRAP). Outputs of the assessment work include obtaining “No Action Assurance” letters and “Certificates of Completion” from MEDEP. Successful VRAP completion will ensure necessary remedial actions were conducted to eliminate contamination and protect human health and the environment. We will track the number of sites assessed and the particulars of the assessed sites (i.e., acres of site, contaminants found, assessment money spent, leveraged money, etc.) via EPA Quarterly reports as well as the EPA ACRES online database. Completing the work described above will help transition these properties to the next step of redevelopment and are directly inline with Gardiner’s Comprehensive Plan for our Target Areas.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
a. Programmatic Capability
i. Organizational Capacity The City has the capacity for completing the requirements of an Assessment Grant. We are fortunate to have a team well versed in completing timely submission of the programmatic, administrative, and financial requirements including ACRES and quarterly reporting.

ii. Organizational Structure The City includes fully staffed departments of planning and development, finance, and the executive office. Our employees are highly experienced professionals with incredible depth and breadth of knowledge in managing Brownfields and other development programs. As evidenced with prior successful Brownfields Assessment and Cleanup Grants, we are confident that we will expend the funds in a timely fashion (3-years) and complete all requirements of the grant. Gardiner staff previously lead Brownfields Programs as further described in the sections below.

iii. Description of Key Staff Interim City Manager Anne Davis (highest Ranking Official) has been working in municipal government in Maine for over 25 years. Ms. Davis staffs City committees and the community’s development organizations and will lead the BAC to implement the Brownfields program. Ms. Davis brings significant knowledge of the City and Target Areas to the project. She functions as a critical liaison with the City Council and the citizens of Gardiner and will be instrumental in the public outreach and education portions of the project.

Tracey Desjardins, Director of Economic Development/Planning, will act as Project Director and will have direct oversight of the management of this program. She has experience working with the business community, property owners, and developers on a variety of projects, which are oftentimes complex. Ms. Desjardins brings practical economic development experience to the project as she spends a significant amount of his time out in the community meeting with business owners, residents, and people visiting Gardiner. She has experience administering federal grants for
redevelopment projects, including Community Development Block Grants (CDBG), as well as redevelopment planning and finance. Prior to coming to Gardiner, Tracey worked in the City of Auburn and Lisbon, Maine where she led their Brownfields (Assessment and Cleanup) programs.

iv. Acquiring Additional Resources
In conjunction with the BAC described above, the City and its selected QEP will liaison with the MEDEP to design, coordinate, and oversee the successful completion of the proposed assessment program. When necessary, the BAC will also seek the advice and support of the EPA Region 1 and MEDEP Brownfields Coordinators for direction on programmatic requirements. The City routinely creates requests for proposals and qualifications and conducts competitive procurements to obtain appropriate resources for proposed projects throughout Gardiner, and our Interim City Manager works closely with Gardiner Public Works on many of these projects. Examples include the City’s contracted planning, engineering, and other services, and numerous public infrastructure procurements, including buildings and facilities, streets, and wastewater utilities. All City projects are publicly bid and advertised.

Other City staff members who will assist with the Brownfield Program include employees of the Planning and Economic Development Department, Finance Department, and the Public Works Department. The City also intends to contract with an experienced Brownfields QEP to assist with community outreach and EPA reporting, in addition to the assessment activities of this grant.

b. Past Performance and Accomplishments
i. Currently Has or Previously Received an EPA Brownfields Grant
The City of Gardiner previously managed FY2013 $400,000 and FY2016 EPA $200,000 Brownfields Community-wide Hazardous and Petroleum Substances Assessment Grants. The City also received a FY2016 EPA-direct Cleanup Grant ($200,000) for the TW Dick site. In 2019, the City received RLF Grant funds from the Kennebec Valley Council of Governments and the Maine Department of Economic and Community Development (DECD) for the Cleanup of the 28 Spring Street and Bailey Auto Sites respectively.

(1) Accomplishments

Beginning with Gardiner’s first FY2013 Assessment Grant the City accomplished many of their objectives of that first grant including the assessment and cleanup of their highest priority site TW Dick. The City utilized their FY2016 grant to assess another priority site the former Maine General Hospital site. Since November 2013, Gardiner has completed a very successful Brownfields public outreach program and has compiled an extensive inventory of Brownfield sites. As examples TW Dick received a Phase I/Phase II/Hazardous Building Materials Inventory, ABCA. Gardiner received an FY2016 Cleanup Grant for a portion of the site cleanup as well as RLF Grant contribution from the Kennebec Valley Council of Governments and the DECD. The site was redeveloped with workforce housing and a medical office building. Similarly, the Bailey Auto site was taken from Assessment through Cleanup (DECD Grant) and currently providing much needed parking in the downtown. EPA used the TW Dick site as a Region 1 2020 success story. All assessment and/or cleanup activity results of our current programs have been presented through EPA quarterly reporting and ACRES online database. The City is achieving dramatic results under their Brownfield grants, and additional funds are necessary to continue these efforts.

(2) Compliance with Grant Requirements

The City closed out their FY2016 Assessment Grant and was in compliance with its schedule, terms, and conditions of their work plan. All required quarterly reports, ACRES updates, and financial status reports were completed in a timely manner. Gardiner made great progress towards achieving the expected results of their grant. The City has managed grant projects and federal funds for similar projects for decades, including hiring the necessary professional services to complete successful projects. Gardiner has met and complied with all EPA and MEDEP Brownfields reporting requirements, submitted technical reports, and successfully accomplished the goals of these agreements.
ATTACHMENT A

Threshold Criteria for Assessment Grants

City of Gardiner, Maine
EPA FY2022 Brownfields Assessment Grant Proposal
III.B. Threshold Criteria for Assessment Grants

1. **Applicant Eligibility**

The City of Gardiner is a municipality eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program.

2. **Community Involvement**

Overall, the City of Gardiner will hold up to three open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publicly via e-mail, a legal announcement in the local newspaper, and on the City’s website, door-to-door flyers, and will make meeting minutes publicly available. We will communicate the progress of our Brownfield assessment program to citizens through regular status updates available on the City’s website; reports available for review at City Hall; press releases, legal ads, and other public notices, as needed; and through local news coverage of public meetings including the Brownfields public outreach and education meetings and subsequent meetings for each specific assessment site. The City utilizes and will continue to utilize live streams and video conferencing as a result of COVID-19.

We will submit press releases on the City of Gardiner’s Brownfields program to local newspapers including the *Kennebec Journal and Sun Journal*. The majority of the community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed. Through its prior successful EPA Brownfields FY13 and FY2016 assessment grant programs, other state/federal grant programs, and community initiatives, the City of Gardiner already has a strong and successful outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media (Facebook) to promote public awareness. The City of Gardiner is always exploring new techniques and technology to solicit greater input from a broader segment of the community, particularly the disproportionately disadvantage populations that we have identified in our grant application. For this grant application and to continue upon the successes of the prior Brownfields assessment and cleanup planning grant work, we are targeting specific and select sites along the Cobbossee Stream Corridor and Water Street, Gardiner’s main street and registered Historic District, in order to develop immediate action strategies out of the gate.

Many of the sites that will be included in the Brownfields Program are abandoned and/or derelict properties located primarily in our target areas; although, based on our existing Brownfields inventory, many more sites have been identified at various locations throughout the City. With new Brownfields funding, the focused target areas within the City can continue to be revitalized and become the catalyst to further invigorate sustainable redevelopment and growth throughout the community.

3. **Named Contractors and Subrecipients**

N/A as Contractors/Subrecipients have not been procured/named.

4. **Expenditure of Assessment Grant Funds**

The City of Gardiner affirms that it does not have an active U.S. EPA Brownfields Assessment Grant.