But there is continued hope in our small community; the Town has embarked on implementing several efforts detailed in Envision Downtown, the Route 196 Corridor Master Plan, Lisbon Falls & Lisbon Village Walking Audit Reports, Comprehensive Plan updates, and the Maine Downtown Center Team Visit Report. These community plans represent a comprehensive road map for revitalization of Lisbon’s key commercial areas, defines the extent of the downtown (village) areas, and identifies areas for improvement/redevelopment to improve overall image and viability.

1. **Applicant Identification:**
   Town of Lisbon
   300 Lisbon Street, Lisbon, ME 04250

2. **Funding Requested:**
   a. **Assessment Grant Type:** Community-wide
   b. **Federal Funds Requested:** $200,000

3. **Location:**
   Town of Lisbon, Androscoggin County, Maine

4. **Target Area and Priority Site/Property Information:**
   a. Former Knight Celotox - 743 Lisbon Street, Lisbon Falls, ME 04252
   b. U.S. Route 196 Corridor
   c. Main Street Corridor

5. **Contacts:**
   a. **Project Director:**
      Brett Richardson
      Phone: 207-272-0896
      Email: BRichardson@Lisbonme.org
      Address: Town of Lisbon
               300 Lisbon Street
               Lisbon, ME 04250
   b. **Chief Executive/Highest Level Ranking Elected Official:**
      Diane Barnes, Town Manager
      Phone: 207-353-3000 Ext.104
      Email: DBarnes@Lisbonme.org
      Address: Town of Lisbon
               300 Lisbon Street
               Lisbon, ME 04250

6. **Population:**
   9,711 (US Census 2020)
7. **Other Factors:** See below.

<table>
<thead>
<tr>
<th>Information on the Other Factors</th>
<th>Narrative Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1, 5</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1, 2, 4</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>N/A</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.A., for priority site(s) within the target area.</td>
<td>N/A</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

8. **Letter from the State Authority:** See attached.

9. **Releasing Copies of Applications:** This application contains no confidential information.

Should you require further information, please do not hesitate to contact Brett Richardson at the above contact information. We thank you in advance for your consideration of our grant application.

Sincerely,

Diane Barnes
Town Manager

cc: with attachment
Nick Hodgkins, State of Maine Department of Environmental Protection

300 Lisbon Street, Lisbon, ME 04250 | Phone: (207) 353-3000
Fax: (207) 353-3007 | www.lisbonme.org
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 Town of Lisbon plans to conduct site assessments and is applying for federal Brownfields grant funds.

Diane Barnes of the Town of Lisbon 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. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Diane Barnes, Town of Lisbon
November 30, 2021

Grants.gov

Re: Town of Lisbon, Maine - FY2022 Brownfields Assessment Grant Application

Dear Grants.gov:

Please find attached the Town of Lisbon, Maine’s request for grant funding under the U.S. Environmental Protection Agency’s Brownfields Assessment Grants Program. The town is requesting $200,000 for Brownfields assessment activities, including Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and Cleanup Planning over three program years. The Town of Lisbon has received one prior award in 2016 for $200,000 which was utilized successfully and is currently going through close out. However, Lisbon has many more areas which would benefit from additional assessment to help revitalize the community.

Lisbon is a small, rural community of about 9,711 residents (Census 2020) located within the fourteen communities of Androscoggin County, and is centrally located within a 20-mile radius of more than 100,000 people. Lisbon is located along a commuter corridor being bisected by State Route 196 which leads to the interstate highways of 1-95 and 1-295 and is made up of three small but distinct villages, each with their own personalities: Lisbon Village, Lisbon Center, and Lisbon Falls. The villages were historically anchored by a major manufacturer. Over the years, widespread loss of traditional manufacturing industries has had a great impact on Lisbon’s historic villages. However, its village centers still hold much of the qualities that are so important to its character: a traditional, mixed-use downtown or village center, buildings and places that are unique to Lisbon’s history, and residents that embody the heritage of their community.

There are many contaminated, vacant, rundown sites along the Rte. 196 corridor that have been left to further degrade and melt into the landscape potentially enabling the residues of once prominent manufacturing industry to impact the human and environmental populations. Many of these properties are located along the mighty Androscoggin River which once powered the mills in the area and now is in jeopardy of further degradation from a bygone era. Lisbon’s village areas and Rte. 196 corridor have been designated as a slum and blight area as of 2018. Utilizing our 2016 Hazardous Substances grant, we have supported six Phase I ESAs, 4 Phase II ESAs, and assisted one property through the Maine VRAP program. We’ve provided essential assessment services for prominent sites along the corridor such as the Farwell Mill, Lemay’s Auto Body property, and portions of the former Worumbo Mill. Lisbon has identified several other prominent properties prime for assessment and revitalization, including the former Knight-Celotex site along the waterfront, the downtown Maine Street block, and along Rte. 196 a local Masonic Hall, Good Times (bowling) Lanes, and Big Dog’s Bait and Tackle. Revitalization of these sites represents areas long envisioned for “a new life” and economic opportunity. Lisbon’s downtown areas suffer from a lack of investment and maintenance, both public and private. Blight and deterioration persist within Lisbon’s downtowns and has a direct impact on its economic viability.
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area: The Town of Lisbon, Maine is a small, rural community of 9,711 people located in central western Maine in Androscoggin County on the Androscoggin River and bisected by State Highway Route 196. Lisbon’s traditional village areas, Lisbon Village, Lisbon Center, and Lisbon Falls were each historically anchored by a major manufacturer that built the neighborhoods, architecture, cultural heritage of the community and its villages. Over the years, the widespread loss of the traditional manufacturing industries has had a significant impact on Lisbon’s historic villages, which now contain several EJScreen-identified disadvantaged communities. Lisbon areas suffer from a lack of investment and maintenance, both public and private. Many residential and non-residential buildings have been degrading visibly over time, resulting in negative impacts on neighbors and the Town in general. These conditions – the blight and deterioration that persists within Lisbon’s downtown and along the Rte. 196 Corridor – has a direct impact on Lisbon’s economic viability, the existing downtown businesses, and the potential to attract new, quality businesses and jobs. The properties along the Route 196 Corridor include former autobody shops, textile mills, and former fiberboard manufacturing among others. Potential and documented releases from these past industries include asbestos, polychlorinated biphenyls (PCBs), polyaromatic hydrocarbons (PAHs), metals, volatile organic compounds (VOCs), and petroleum-related products used to fuel the mills and industry. Former mill properties have a long history of environmental issues, often with soils with lingering impacts from textiles (which may include cancer-causing chemicals), non-potable groundwater, potential for subsurface chlorinated vapor impacts, and hazardous building materials (such as lead paints, asbestos insulation, and unsafe caulking or glazes on surfaces). There is the potential for new jobs associated with the assessment of these properties, which would greatly benefit our struggling community.

The many contaminated, vacant, and rundown sites along the Rte. 196 Corridor that have been left to further degrade and melt into the landscape enabling the residues of a once prominent manufacturing industry to impact the human and environmental populations. Many of these properties are located along the Androscoggin River which once powered the mills in the area and now is in jeopardy of further degradation from a bygone era. The Androscoggin River, weaving like a blue ribbon through the community flows along the Rte. 196 Corridor where several prominent contaminated sites are located including the remainder of the Worumbo Mill and the Knight-Celotex site, both of which are directly linked to Lisbon’s manufacturing history of textile mills, fiberboard manufacturing, etc. The Androscoggin River, a wildlife mecca for deer, salmon, and kayakers, is marred by the stigma of contamination along its banks and not seen as a recreational area that could attract tourists and nature lovers.

Lisbon has been referred to as a “pass-thru” community with an average exceeding 16,000 vehicles traveling the Rte. 196 Corridor (MEDOT, 2019). Lisbon’s village areas and Rte. 196 Corridor have been designated as a slum and blight community as of 2018. The high unemployment (higher than the County) and the location of the former mills on the Rte. 196 Corridor provides an opportunity to create space for businesses and jobs to relieve the commuting residents that travel longer than the State and County average to get to work. Lisbon has already begun to revitalize a portion of the former Worumbo Mill, redeveloping the corner of Canal Street with downtown parking and waterfront access to the public. Other vacant properties along the river present a unique opportunity to create recreational business opportunities for a hotel/hospitality industry or outdoor businesses that would further support the need for jobs for residents with limited advanced education and decrease commutes. There are no hotels or hospitality venues in Lisbon; a unique recreational/hospitality and employment opportunity exists, except for perceived contamination.

1.a.ii. Description of the Priority Brownfield Site(s): Several key Brownfields sites along the Route 196 Corridor include the Worumbo Mill, Knight-Celotex site, and the Mill Street Mill. Several of these sites have also had Maine Department of Environmental Protection (MEDEP) and or Environmental Protection Agency (EPA) funding assistance in assessing and or providing cleanup dollars but they still languish. All of these sites are located along the Corridor and the Androscoggin River. The Knight-Celotex Site, a 4.5-acre property was once a fiberboard manufacturing facility. The property now contains significant debris including metal, drums, containers-labeled and unlabeled as well as piles of bricks, discarded waste, and acres of building remnants. The Worumbo Mill and Mill
Street Mills were formerly used as textile mills for fine woolens and endured fires and shut downs in 1964, 1984, and a fire in 1987 reducing portions of the mills to rubble. The residues from the fire and the burned debris have left a legacy of heavy metals including mercury, lead, and PAHs in the soil, groundwater, and sediment. The sites meet EPA’s "Brownfields" definition (impacted by either hazardous materials and/or petroleum).

With the widespread vacancy these former properties have created along the Corridor, they have in turn created decreased revenues and blight where the properties have fallen into disrepair. Site walks of the properties along the Corridor have documented numerous blight factors, including graffiti, broken windows, trash and debris along the roadways, ponded water that can’t drain, broken curbs/pavement, deteriorated access and deteriorated structures. With blight issues come threats to the health and safety of residents and visitors, including crime, flooding issues (portions of the former mill areas are within flood plains) and overland waste movement to the Androscoggin River, and a lack of fire protection infrastructure. These areas are also surrounded by EJScreen-identified disadvantaged communities. However, there are amazing opportunities for investors, developers, and small businesses to revitalize these properties if the stigma of potential contamination can be removed through assessment.

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Lisbon has made great headway into working with the community to identify potential Brownfields sites and facilitate great partnerships with our Qualified Environmental Professionals (QEPs), consultants, MEDEP, and EPA project officers. Our first $200,000 grant was successful because of the partnerships formed. Lisbon is well-situated to continue/enhance our efforts should we be awarded assessment grant. The $200,000 initial grant proved to be the perfect amount to match the pace of development and revitalization in Lisbon. The Main Street/196 intersection is on its way to becoming a focal point for the community, now that the Worumbo "White Building" parcel has been addressed through VRAP and other Town initiatives turning Main Street into a pedestrian-only shopping street have been successful. Additional assessment funds would spur reuse and redevelopment of both the former mill properties and the plethora of small business properties in the Corridor which would lead to opportunities for investors, affordable housing, and revitalization of our villages. Site-specific infrastructure and/or market-reuse studies will be implemented to shape redevelopment of priority sites and our target areas. Continuing the efforts started during our first grant is imperative to reshaping Lisbon’s disadvantaged communities and economic-redevelopment future.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Lisbon’s approach to addressing and revitalizing Brownfields sites will continue to spur economic growth along the Corridor. Ideal reuse would include a mix of affordable housing, potential lodging/hotel use, and small business commercial uses. Bringing in these types of businesses would have both social and economic benefits to Lisbon. There are also opportunities for larger and/or rural parcels to be used as solar energy site, which has been an emerging market in Maine with many solar developers are looking to use Brownfields sites as solar farms. As mentioned, Lisbon has been in discussions with local landowners and have built a network of contact to help identify even more potential sites. Continued stimulation of economic development in our area will require more environmental assessments of these potential sites, which in addition will lead to increased investment in the area and ideally to improvements in tax rates and employment.

1.c.i. Resources Needed for Site Reuse: The Town of Lisbon’s previous assessment grant of $200,000 was the perfect amount to match the pace of assessment and redevelopment opportunities in the area. As this effort continues, we believe a new award of the same amount will be optimal to maximize our current opportunities. Lisbon is set up to fully leverage additional funds for the successful assessment and redevelopment of Brownfields sites. We have also been successful in leveraging funds from non-Brownfields sources, such as:

- **State of Maine Community Enterprise Program Community Development Block Grant:** ($35,000 remaining from $100,000 grant). In 2020, Lisbon was awarded a Community Enterprise Program grant to fund the Lisbon Façade Program to provide matching funds to commercial property owners or businesses to renovate and upgrade building façades along key commercial and transportation corridors, including Main, Village, and Lisbon Streets (Route 196). Program grant funds are matched 1-to-1 with private funds for
eligible properties within a designated Slum & Blight Area. These funds are available to further promote the redevelopment of Brownfields sites targeted through our Brownfields Program.

- **State of Maine Community Development Block Grant Downtown Revitalization Grants:** ($620,000). The Town of Lisbon has been awarded $620,000 and invested a total of $760,000 since 2016 to install new streetscapes in key village areas. Lisbon matched $320,000 of CDBG funding in 2016 with $80,000 in local dollars to revitalize prominent streetscapes at the intersection of Route 196 and Main Street in the Lisbon Falls village. In 2018, Lisbon matched $300,000 of CDBG funding with $60,000 in local dollars to revitalize the corner of Village Street and Route 196.

- **Maine Community Foundation Entrepreneurship Ecosystem Grant:** ($60,000 plus technical assistance.) Maine Community Foundation, Maine Downtown Center, and national downtown revitalization organization Main Street America selected Lisbon as one of 3 pilot communities in Maine to develop targeted programming and resources for local small business and microenterprise owners. The program is designed to help local entrepreneurs who will create jobs and invest in local commercial real estate.

- **Maine Department of Transportation State Route 125 (Main Street) Reconstruction Project:** ($6,270,000 combined investment). Reconstruction of Main Street (State Route 125) for 1 mile north of Route 196 is scheduled to begin in summer 2022. Lisbon residents approved a local bond to support a 10 percent match to the Maine DOT’s investment of $5,700,000. The project will include new sidewalks, curbing, and amenities, and comply with Americans with Disability Act design standards.

Farwell Mill is a good example of a site that has utilized both Brownfields funding (for Phase I ESA and Phase II ESA/HBMS activities) and other funding sources, such as the façade grant listed in the first bullet above. Lisbon is also within the Androscoggin Valley Council of Governments (AVCOG) region, which implies potential for partnership with AVCOG on Brownfields Cleanup Revolving Loan Fund projects.

1.c.ii. **Use of Existing Infrastructure:** Lisbon prepared a Master Plan which has dictated how the Town will move forward. The Route 196 Master Plan represents the collective efforts of numerous, dedicated community members with an interest in improving prosperity and quality of life in Lisbon. The Master Plan provides a clearer community vision of the future of the Route 196 Corridor, building on Lisbon's Comprehensive Plan, and identifies what is important to shaping a more positive and prosperous future. It outlines the challenges and opportunities along different areas of the Corridor, from village to commercial highway. The major focus of the Route 196 Master Plan is to look at the community's values and the impact of land use, design, public and private improvements, and redevelopment opportunities along the Corridor. The Plan touches upon many other important planning elements including traffic and transportation, utilities, reuse of infrastructure, and conservation and recreation.

Lisbon is in the process of evaluating green and renewable building initiatives as part of its building permitting requirements which require the consideration of energy efficiency in new building projects. These codes and zoning requirements will be applicable to the new construction and the rehabilitation of the existing mills and along the Route 196 Corridor.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

2.a.i. **The Community's Need for Funding:** The majority of Brownfields are clustered in the downtown, along the Androscoggin River, and former mill/manufacturing areas along the Corridor. The downtown has a higher density and higher sensitive populations (minorities, children, and women of child-bearing age) than surrounding rural areas which tend to have larger parcels of land. The disadvantaged communities that residents live in along the main road (e.g. Route 196) are disproportionately impacted by Brownfields, associated environmental, and health problems. These residents are located along the high commuting route of the main road (Route 196) and also located in close proximity to the Brownfields sites where they are exposed to pollution from vehicle exhaust and contaminated dust that blows from the soil and residues left by the mills and manufacturing. Sensitive populations, children (Lisbon has a higher percent of children-7.4% than the statewide average of 4.7%) experience a negative and disproportionate impact from the numerous Brownfields and the impacts the Brownfields as well as the added
health impacts of living along a commuting corridor. The commuting residents must drive for longer distances because there are very few job opportunities in Lisbon. Further impacts include:

- **Children:** Approximately 7.4% of the residents are less than 5 years old, Statewide average (4.7%).
- **Education:** The number of residents with a bachelor’s degree is 15.9% whereas the State of Maine average is 31.8%.
- **Health and Poverty:** In Lisbon, 7.7% of the residents do not have health insurance as compared to the State at 10%. The per capita income is $27,596 for Lisbon residents as compared to the State rate of $32,627, further illustrating the residents of Lisbon have very stretched budgets.
- **Commuting Time:** The 2020 US Census indicates that the average commute in Maine is 24.2 minutes whereas our residents commute 26.6 minutes due to lack of jobs in the area, further placing demands on the meager wages earned by residents.
- **Respiratory Risk:** According to the 2005 National-Scale Cancer and Non-cancer Risk maps, the census tract in the Lisbon area indicates higher levels of respiratory issues that other parts of the State of Maine at 25-50 in a million as compared to most of the state at 0-25 in a million.
- **Lung Cancer:** According to the 2020 Maine Annual Cancer Report published by Maine CDC, between 2015-2017 Androscoggin County (Lisbon) has a lung cancer rate of 79.6% whereas the state of Maine is 71.1%. The higher lung cancer rates may be due in part to the high concentration of PAHs from the historical mills and vehicle emissions from the many cars passing through the area.
- **Mortality Rate:** The Maine CDC’s 2020 Annual Report indicates a higher mortality rate of 175.4 deaths per 100,000 per year in Androscoggin County whereas the State is 172 per million.

Lisbon’s median household income is $57,568 which is less than the national income of $62,843 and the State of Maine of $57,918 (2020 Census). The Town of Lisbon, as a small rural community of 9,711 people, does not have the resources to assess Brownfields properties. Lisbon is being asked to do more with less and the several Brownfields properties that are languishing do not provide significant tax revenue. Unfortunately, cuts on a local level have greatly diminished Lisbon's ability to undertake new assessment and cleanup initiatives resulting in a need to identify alternative resources to accomplish that goal. Record snowfalls over the past few years further depleted our budget as monies were diverted from the Town to pay for snow removal further straining our budget. The COVID-19 pandemic has further exacerbated the region’s budget issues.

Lisbon has a limited tax base due to the underused and vacant buildings. The Town is challenged further by having their operating budget cover the costs of the basic municipal functions like education, public safety and general government operation. Based on the demographics, Lisbon has a disproportionately high commuting population due to limited employment opportunities in the area, job loss, and declining manufacturing. As the residents struggle with extra costs associated with traveling to jobs, there is limited tax revenues associated with spending in local businesses, impacting fiscal conditions. Lisbon’s redevelopment dollars for assessing underutilized properties are scarce and financing is difficult to secure due to concerns over potential environmental liabilities.

In addition to the unused mills, the Lisbon was home to many of the people who worked at the Brunswick Naval Air Station located in Brunswick. In 2011, the Air Station closed. At its peak, 5,000 people worked at the Air Station, many who lived in Lisbon and made the 21-mile commute to Brunswick. This job loss caused further economic devastation to the small rural community, forcing residents to find jobs further away.

2.a.ii.(1) **Health or Welfare of Sensitive Populations:** The slum and blight conditions in our villages as well as our Brownfields sites have caused those with the means to do so to move out of town. Those left behind are our most vulnerable and impoverished people. Census Tract data (below) clearly show this disparity. These neighborhoods have minority populations 2 to 3 times greater or more than the Androscoggin County and Maine state averages, and on par with the county and state for those living below the poverty line. Lisbon also exceeds the county, state, and national percentages of persons under the age of 5 years old.
2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Vacant buildings along the Corridor have begun to deteriorate, causing them to be less sightly and causing potential developers to look elsewhere. The lack of investment in our Brownfields sites leads to the lack of investment, deterioration, and thereby lending to health impacts to the neighboring residents. In particular, Lisbon has a greater percentage of children under the age of 5 which are an at-risk population. Childhood lead poisoning is an issue in Maine with so many older, relic structures. Androscoggin county has a greater percent of elevated blood lead levels in children, elevated asthma risks compared to the national average, and a greater number of chronic lower respiratory deaths and cancer deaths per 100,000 people than both the state and national averages (see below).

2.a.ii.(3) Promoting Environmental Justice: Utilizing the EJScreen Tool on EPA’s website, Lisbon has a number of areas within the 80-90 percentile for low-income populations. There are also several areas which are within the 70-80 percentile listed as linguistically-isolated. Children under the age of 5 are identified in the 90-95 percentile in a large area and seniors over the age of 64 are identified as well within the 70-80 percentile. Most of these disadvantaged community areas are within the Lisbon Center and Lisbon Falls villages. Finally, our small community has 20+ sites listed as either toxic release sites, water discharge sites, air pollution sites, or Brownfields. There are many more which are simply not yet listed. It is these sites which we wish to assess utilizing the funding from this grant application, if we should be awarded. The cumulative impacts from Brownfields sites, vehicle exhaust, etc. on the social/economic demographics of our population cause a disproportionate health and welfare sensitivity in our area.

2.b.i. and 2.b.ii Project Involvement and Roles: Listed below. Others are being considered, currently.
2. b. iii. Incorporating Community Input: Lisbon holds regular Town Council meetings which are open to the public and are advertised so that residents, local developers, etc. can attend. Community input drives the decisions to move forward on projects and our anticipated Brownfields projects are no exception. If awarded, we would plan to notify the villages in our area of our award and solicit additional outreach through the following methods:

<table>
<thead>
<tr>
<th>Method</th>
<th>Description of Outreach Initiatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Meetings/ Town Councils</td>
<td>Quarterly Town Council meeting (12 over the life of the grant) will be held as well as additional public meetings on a periodic basis. As needed, Lisbon will have translators and translated materials available or able to be made available.</td>
</tr>
<tr>
<td>Town/Other Websites</td>
<td>Our Town website has an Economic and Community Development page which has links to current news items and would be a hub for information regarding our Brownfields program. Additionally, the Town Council meeting minutes and agendas are posted. Social media (Facebook, etc.) may also be utilized for information distribution. We anticipate that our partner organizations will also promote relevant information via their websites.</td>
</tr>
<tr>
<td>Advertisement</td>
<td>Information will be posted through newsletters, brochures, flyers, and/or newspaper releases, as appropriate. As part of the community outreach, we anticipate 1-2 advertisement postings per year for the life of the grant.</td>
</tr>
<tr>
<td>Virtual Meetings</td>
<td>These days with the COVID pandemic still in full swing, virtual meetings are increasingly important to promote comfortable participation in a safe manner that lends to social distancing. Public meetings may be held virtually on an as-needed basis.</td>
</tr>
<tr>
<td>Email/Phone</td>
<td>Lisbon plans to email appropriate networks and partners to inform them of the Brownfields program details, opportunities, and to additionally advertise projects and meetings. Direct phone calls with prospective partners and community members will also occur, as appropriate.</td>
</tr>
</tbody>
</table>

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i. - 3.a.iv Project Implementations, Schedules, Leads, & Outputs

Task 1: Cooperative Agreement Oversight

i. Project Implementation:
- Visiting sites, meeting with owners/developers, coordinating access to Brownfields sites.
- Participation in 2-3 national and/or regional Brownfields conferences.
- Preparation of quarterly reports, eligibility forms, AAI checklists, and other grant documents.

If awarded, Lisbon will pick up where our successful FY16 Assessment Grant stopped to further develop our Brownfields program. This program will assist the identification of Brownfields sites, redevelopment and reuse of those sites, and revitalize the community. Lisbon will select a QEP through a competitive bid process and continue use of our Brownfields Advisory Committee, which is a sub-council of Town residents and staff, all within the first three months of the grant being awarded. Our Project Director will plan to attend 2-3 EPA National Brownfields conferences and/or regional Brownfields conferences, as well as EPA/MEDEP training seminars. Public communication programs will also occur. All actions will be tracked in quarterly ACRES reports and online in ACRES, as well as in-house and with our QEP. We were successful in tracking our progress with our previous grant and have no qualms about future tracking requirements.
ii. Anticipated Project Schedule: A request for qualifications/proposals (RFQ) will be prepared and submitted during the first quarter of the grant. A QEP will be selected through competitive bidding during the second quarter of the grant. Remaining task activities to be completed through the remaining 2.5 years of the grant.

iii. Task/Activity Lead: Project Director (Brett Richardson), Town Manager (Diane Barnes), and QEP.

iv. Outputs: 3-5 meetings with the Brownfields Advisory Committee and regular meetings with the QEP on program oversight. There will be 12 quarterly reports and regular ACRES updates.

Task 2: Community Outreach and Engagement

i. Project Implementation:
   - Regular (quarterly) Town Council public meetings and periodic additional public meetings (in-person and/or virtual).
   - Updates to marketing materials and distribution.
   - Outreach to community leaders, property owners, developers, etc.

Lisbon has regular Town Council meetings which vote to approve the actions of the Town, including major Brownfields initiatives. The Brownfields Advisory Committee and QEP will also steer our community relations and outreach. We will notify residents, adjacent land owners, and community partners of when site-specific public information will be brought up at Town Council meetings, and keep all parties informed of assessment schedules. Additional public meetings will be held, as needed, to promote the Brownfields program and/or discuss current Brownfields site activities. Town staff and the QEP will update marketing and public service announcements regarding the Brownfields program. We plan to focus community outreach up front, with periodic outreach occurring throughout the 3-year grant period.

ii. Anticipated Project Schedule: Updates to marketing materials to occur during the first year of the grant, if not sooner. Other activities to occur throughout the life of the grant.

iii. Task/Activity Lead: Project Director and/or Town Manager with assistance from QEP.

iv. Outputs: 12 Town Council meetings, 1-3 additional public or virtual public meetings, and new marketing materials (brochure, flyer(s), newsletter and/or web postings, etc.). Brownfields program sites and potential site may be listed on the Lisbon website.

Task 3: Site Selection and Phase I and II Site Assessment Activities

i. Project Implementation:
   - Continue to develop potential and priority Brownfields sites from both within the EJScreen-identified disadvantaged communities and from the greater Lisbon area.
   - Facilitation of site eligibility and access for assessment.
   - Phase I ESAs and Phase II ESAs.

Lisbon has a list of existing potential Brownfields sites and continues to identify new sites. We have regular meetups with site owners, developers, and prospective purchasers in which the Brownfields program is discussed to keep them informed of opportunities for funding as well as timelines associated with the grant program. Currently, 3-5 priority sites have been identified, including the remainder of Wurumbo Mill, the Knight-Celotex site, and Mill St. Mill. If all sites go through the Brownfields program, our grant award will easily be utilized in full within the 3-year program window. If not, other sites are periodically identified and will supplement our current list. For each site, our QEP will assist us with preparing an EPA Brownfields Eligibility Form for approval. For each site, the QEP will complete a Phase I ESA per the current ASTM standard and EPA's "All Appropriate Inquiry" standard. For sites requiring additional assessment, a Site-Specific Quality Assurance Project Plan (QAPP) and an ASTM Phase II ESA will be completed. Lisbon and/or QEP will obtain site access agreements for each Brownfields site. Reports will be submitted for MEDEP and EPA review.

ii. Anticipated Project Schedule: Throughout the life of the grant, with assessment activities occurring after a QEP is selected.

iii. Task/Activity Lead: QEP, with assistance from Project Director on eligibility and access.

iv. Outputs: 5-10 Phase I ESAs and 4-5 Phase II ESAs (and associated site-specific QAPPs and HASPs). We intend to hold a public meeting or Town Council update for each Phase II ESA site (up to 5 total).
Task 4: Cleanup and Site Reuse/Redevelopment Planning Activities

i. Project Implementation:
   - Evaluate, implement, and complete cleanup alternatives for priority Brownfields sites.

Those sites which go through Phase II ESAs will include recommendations from the QEP for next steps including reporting, potential remediation plan, and potential reuse plans. The Phase II ESA data and the proposed site reuse plan will be reviewed by Lisbon and our QEP. If applicable, the QEP will develop an Analysis of Brownfields Cleanup Alternatives (ABCA) and/or Remedial Action Plan (RAP) for each Phase II ESA site. Remedial actions identified in the ABCA and/or RAP will address contamination that is found that exceed MEDEP’s standards. The remedial actions will evaluate cost, effectiveness, reuse scenarios, and feasibility. An appropriate action will be selected and a proposed plan for remediation will be developed. Each of these sites will be recommended for submittal to the MEDEP VRAP program.

ii. Anticipated Project Schedule: Throughout the life of the grant.

iii. Task/Activity Lead: QEP.

iv. Outputs: 4-5 Analysis of Brownfields Cleanup Alternatives reports and/or Remedial Action Plan reports. Feasible sites will be followed up with remediation plans and VRAP applications.

3.b.i - 3.b.iv Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories Assessment Grant</th>
<th>Task 1: Cooperative Agreement Oversight</th>
<th>Task 2: Community Outreach</th>
<th>Task 3: Phase I &amp; Phase II</th>
<th>Task 4: Cleanup &amp; Site Reuse Planning</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td>Personnel $2,000</td>
<td>$1,000</td>
<td>$2,000</td>
<td>$1,000</td>
<td>$6,000</td>
</tr>
<tr>
<td></td>
<td>Fringe Benefits $250</td>
<td>$250</td>
<td>$250</td>
<td>$250</td>
<td>$1,000</td>
</tr>
<tr>
<td></td>
<td>Travel $4,250</td>
<td>$250</td>
<td>$250</td>
<td>$250</td>
<td>$5,000</td>
</tr>
<tr>
<td></td>
<td>Equipment $2,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$2,000</td>
</tr>
<tr>
<td></td>
<td>Supplies $500</td>
<td>$500</td>
<td>$0</td>
<td>$0</td>
<td>$1,000</td>
</tr>
<tr>
<td></td>
<td>Contractual $5,000</td>
<td>$1,500</td>
<td>$155,000</td>
<td>$13,500</td>
<td>$175,000</td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$190,000</td>
</tr>
<tr>
<td>Indirect Costs</td>
<td>$4,000</td>
<td>$1,500</td>
<td>$3,000</td>
<td>$1,500</td>
<td>$10,000</td>
</tr>
<tr>
<td>Total Budget</td>
<td>$18,000</td>
<td>$5,000</td>
<td>$160,500</td>
<td>$16,500</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

Task 1: Cooperative Agreement Oversight: ($18,000) The Town of Lisbon will manage the Assessment Grant. The QEP will assist with ACREES, quarterly reporting. This task will also include reporting to the Town manager and regulators. Lisbon anticipates $2,000 for cooperative agreement oversight (40 hours @ $50/hour). Additionally, up to $250 for fringe benefits (10 hours @ $12.50/hour), up to $4,250 for travel (includes airfare, lodging, and expenses for 2-3 national and/or regional Brownfields conferences), $2,000 for new computers ($1,000/computer x2), $500 for supplies (paper, phones, cards, etc.), and $5,000 to the QEP for assistance with the oversight activities. Additional potential indirect costs are included up to $4,000 (160 hours @ half salary [$25/hour]).

Task 2: Community Outreach and Engagement: ($5,000) The Town staff will assist the QEP with outreach (as described above) as well as attending Brownfields Advisory Committee meetings. The Town anticipates $1,000 for community outreach (20 hours @ $50/hour). Additionally, up to $250 for fringe benefits (10 hours @ $12.50/hour), $250 for travel (mileage), $500 for supplies (marketing supplies), and $1,500 to the QEP for assistance with outreach activities. Additional potential indirect costs are included up to $1,500 (60 hours @ half salary [$25/hour]).
Task 3: Site Selection and Phase I and II Site Assessment Activities: ($160,500) Lisbon will evaluate up to 8 properties for a Phase I ESA that meets the current ASTM standards and All Appropriate Inquiries criteria. We anticipate completing up to 5 Phase II ESAs (approx. $3,500 each on the contractual line). As evidenced during our previous grant, the cost of each QAPP, Health and Safety Plan, and Phase II ESA will vary based on the size and complexity of a particular site, as well as the media investigated. MEDEP and EPA to review both draft and final reports. Lisbon estimates $25,400 for a typical QAPP and Phase II ESA (5 sites @ $25,400 = $127,000 on the contractual line). The Town will assist the QEP with coordination of Phase I and Phase II tasks and anticipates $2,000 (40 hours @ $50/hour). Additionally, there will be up to $250 for fringe benefits (10 hours @ 12.50/hour), $250 for travel (mileage), and potential indirect costs are included up to $3,000 (120 hours @ half salary [$25/hour]).

Task 4: Cleanup and Site Reuse/Redevelopment Planning Activities: ($16,500) Lisbon will evaluate up to 5 ABCAs/RAPs and public meetings or Town Council meetings will be held for each. We anticipate $1,000 (20 hours @ $50/hour). Additionally, there will be up to $250 for fringe benefits (10 hours @ 12.50/hour), $250 for travel (mileage), and potential indirect costs are included up to $1,500 (60 hours @ half salary [$25/hour]). The QEP will complete the ABCAs/RAPs and attend meetings, as applicable. Anticipated contractual amount is $13,500 (approx. $2,600 per ABCA/RAP * 5, plus $500 for QEP to attend meetings).

3.c. Measuring Environmental Results: Lisbon will hold regular/monthly calls with our QEP to keep projects on track and to monitor the grant budget, timetables, and deliverables. Both QEP and Town staff will track site-specific schedules and reporting. Reminders will be set at the end of each month and quarter to ensure drawdowns are properly made and that ACRES reporting is completed in a timely fashion. Periodic check-ins with the EPA project officer will also occur to ensure there are no out-standing compliance items to address. Meeting our objectives for Brownfields site assessments in the form of Phase I and Phase II ESAs will be a critical way of measuring our environmental results. By doing so, we will have provided a great service to the community by reducing exposure points from Brownfields sites to human health and by revitalizing the properties to bring them into new development, which will increase jobs and tax revenue.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. - 4.a.iii. Organizational Capacity, Organizational Structure, and Description of Key Staff: The Town of Lisbon and the Project Director have extensive and varied experience managing grants. Lisbon has managed several grants including the Healthy Maine Street Grant and CDBG Public Service Grant. During the administration of these grants no adverse audit findings were reported as well as numerous other funding sources. Final close out documentation for all grants have been in compliance with all applicable regulations. For this grant, Lisbon will coordinate the projects with the community, property owners, and abutting property owners, as needed. Lisbon Town staff, including the Project Director and the Town Manager, will be committed to the project.

- **Diane Barnes** is the Town Manager. Mrs. Barnes has worked for Lisbon for over 7.5 years and has 25 years in public service. Mrs. Barnes is the chief administrative officer of the Town of Lisbon and the head of the administrative branch of the Town Government. She is responsible to the Council for the proper administration of all affairs of the Town. The Manager directs and supervises the administration of all departments, attends all meetings of the Council, ensures that all laws, provisions, and acts of the Council are faithfully executed, prepares and submits the annual budget, capital improvement program, financial, and administrative reports to the Council. Her background includes human resources, tax collection and disposition of tax acquired property, FEMA disaster, long-term planning, grant management and economic development.

- **Brett Richardson** is the Project Director/Economic & Community Development Director and has been with the Lisbon for 2 years. Prior to the coming to the Town of Lisbon, Brett worked in business development for CEI, a national community development financial institution. Brett’s responsibilities with Lisbon include economic development services focusing on business start-up, retention, expansion and attraction projects that result in private sector investment and job creation. Since joining Lisbon, Brett has supported the
successful completion of Lisbon’s 2016 EPA assessment grant, including two Phase I assessments and one Phase II assessment.

Other Town staff that will assist include Mark Stambach (the Code Enforcement Officer) and Kayla Tierney (the Finance Director). Mark will assist Brett and Diane with assisting the QEP with property/site information. Mark has been a CEO in Maine for over 18 years with extensive experience and knowledge of building codes, life and safety code requirements, and redevelopment best practices. Kayla has been with Lisbon for 2 years. Prior to joining the Town staff, Kayla was a municipal financial auditor for Berry Talbot Royer for multiple years. Kayla has significant experience with QEP financial management and reporting, and an extensive background in municipal financial management best practices.

4.a.iv. Acquiring Additional Resources: Lisbon understands additional technical expertise and resources will be needed to complete the Brownfields assessment projects and we will follow federal guidelines to retain a QEP to assist in managing the activities funded by the Assessment Grant through a competitive, qualifications-based bid process. We will evaluate (1) the number of EPA grants the QEP have managed; (2) the QEPs’ understanding of the Assessment Grant process and Quality Assurance Project Plans (QAPPs), and (3) the consultants’ understanding and ability to help with community outreach and education. The QEP will be evaluated on their experience with Maine Brownfields program as well as applicable laws, regulations, and EPA requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments (ESAs); brownfield redevelopment and financing; and community outreach activities. Should legal assistance be required, the Town of Lisbon maintains legal services from the firm Brann & Isaacson.

4.b.i (1) Currently Has or Previously Received an EPA Brownfields Grant – Accomplishments: Lisbon has been awarded on past EPA Brownfields Grant for assessment of hazardous substances: BF00A00200 - Hazardous Substance Assessment Grant (2016) – Fully expended and closed (pending the final closure report). During the Town’s 3-year (extended for a 4th and 5th year, due to reshuffling of Town management staff and complications with COVID-19) hazardous substance assessment grant, a QEP was selected following submission of an RFQ, and a meeting was held to kick-off the grant with the QEP, EPA, and MEDEP. We worked with the QEP to develop marketing materials and developed a site application form for interested parties to apply for our Brownfields funding. Six (6) Phase I ESAs were completed, three (3) Phase II ESA were completed, one (1) supplemental Phase II ESA was completed, and one (1) property went through the VRAP program. The assessment work completed to date has also led to leveraged funding opportunities, as well as community benefits, such as increased taxes, job creation, affordable housing and property redevelopment.

4.b.i.(2) Currently Has or Previously Received an EPA Brownfields Grant - Compliance with Grant Requirements: Lisbon has met all programmatic requirements for our first/previous assessment grant. Projects assessed were completed according to the guidelines in each specific QAPP, and any deviations were communicated immediately to EPA and MEDEP and written up in the subsequent Phase II ESA reports. Quarterly reports and ACRES updates have been submitted on time and in accordance with all submittal requirements. Working with our QEP and EPA project officer has made this a comfortable and easy arrangement and there have been no communication issues or submittal/tracking issues. All phases of the work and reports were reviewed by the Town and also submitted to the EPA and DEP for review and comment and work was completed on schedule.

4.b.ii (1) Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements – Purpose and Accomplishments: The Town has not received any other previous Brownfields grants besides BF00A00200.

4.b.ii (2) Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements – Compliance with Grant Requirements: The Town has not received any other previous Brownfields grants besides BF00A00200.