NARRATIVE INFORMATION SHEET

U.S. EPA BROWNFIELD CLEANUP GRANT APPLICATION
CITY OF ROCKLAND
FORMER SHAFTER’S JUNKYARD SITE, ROCKLAND, MAINE

1. APPLICANT IDENTIFICATION

City of Rockland
270 Pleasant Street
Rockland, Maine 04841

2. FUNDING REQUESTED

2.a Grant Type: Single Site Cleanup
2.b Federal Funds Requested
   i. Amount Requested: $500,000

   ii. Cost Share Waiver: Rockland is not requesting a cost-share waiver.

   iii. Waiver of the $500,000 Limit: Rockland is not requesting a waiver of the $500,000 limit.

3. LOCATION

Rockland, Knox County, Maine.

4. PROPERTY INFORMATION

Former Shafter’s Junkyard, 9, 13 and 15 Rockland Street, Rockland, Maine 04841

5. CONTACTS

5.a Project Director: Julie Hashem, Director of Community and Economic Development, 270 Pleasant Street, Rockland, ME 04841; 207-594-0300; ced@rocklandmaine.gov.
5.b Chief Executive/Highest Ranking Elected Official: Tom Luttrell, City Manager, 270 Pleasant Street, Rockland, ME 04841; 207-594-0300; tluttrell@rocklandmaine.gov.

6. POPULATION

The City of Rockland, Knox County, Maine has a population of 7,297 (2020 Census).
7. OTHER FACTORS CHECKLIST

The following Other Factors apply to our community and the proposed project:

<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>1</td>
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<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The proposed brownfield site(s) is impacted by mine-scarred land.</td>
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<tr>
<td>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</td>
<td></td>
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<tr>
<td>The proposed site(s) is adjacent to a body of water (i.e., the border of the 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>
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<tr>
<td>The proposed site(s) is in a federally designated flood plain.</td>
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<tr>
<td>The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
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<tr>
<td>The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.</td>
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<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>
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8. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY

A letter from State officials is attached.

9. RELEASING COPIES OF APPLICATION

Not applicable. This application does not have confidential, privileged, or sensitive information.
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 Rockland plans to conduct cleanups and is applying for federal Brownfields grant funds.

Tom Luttrel of the city has developed an application requesting site-specific federal Brownfields Cleanup funding for the Former Shafter’s Junkyard, 9, 13 and 15 Rockland Street, Rockland.

If the city receives funding, the Department’s Voluntary Response Action Program (“VRAP”) staff will provide review and comment on feasibility studies 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: Tom Luttrel, City of Rockland
The Narrative for Cleanup Grants

Former Shafter’s Junkyard Site
City of Rockland, Maine
EPA FY2022 Brownfields Cleanup Grant Proposal
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i Background and Description of Target Area

The City of Rockland, population 7,297\(^1\), was developed in the 1800’s to service marine industries thriving at that time, such as shipbuilding, fish/lobster processing, canning, machine shops, and foundries, among others. However, by the 1900’s, lime processing had overtaken shipbuilding as the leading industry. The “1886 History of Rockland” documented 12 manufacturers of lime in the City, each with its own quarry, and over 175 lime kilns scattered across the waterfront area. At its peak, this industry employed over 1,000 people. Just as the shipbuilding industry had done decades before, the lime processing industry declined as Rockland began its transformation to a service center community.

This cleanup grant application is for the **Shafter’s Junkyard Site** which operated to serve these industries. For over 100 years, the Shafter’s Junkyard site collected scrap machinery, engines, and marine/manufacturing related equipment to recover parts and scrap metal. The **TARGET AREA for this cleanup grant is the Shafter Junkyard Site and the predominantly residential area that surrounds it (the North End neighborhood)**. The Shafter’ Junkyard Site is located 300 feet from Lermond Cove and our marine working waterfront. Our Target Area currently, and historically has supported working-class families and laborers that fill the marine and service jobs in our community.

We are proud of our rich industrial marine heritage, even though it has left us with acres of abandoned, vacant, dilapidated structures on our working waterfront which are adjacent to residential working-class neighborhoods. These industrial blighted relics pose a threat to the health and welfare of the sensitive populations living in our Target Area. Cleanup of the Shafter Junkyard will result in immediate long-term benefits in our Target Area, and the other residential neighborhood surrounding the Site. Just as important, this project will spur the redevelopment of the former factories, shipyards, kilns, and industrial marine structures that mar our waterfront and are not only a drain on our resources, but are a deterrent for tourism, and, most importantly, are a threat to both public health and the environment.

1.a.ii Description of the Brownfield Site(s)

The **Shafter’s Junkyard site** consists of three rectangular-shaped lots encompassing 0.53 acres, on the northern side of Rockland Street in a residential neighborhood. The property is a vacant lot owned by the City due to foreclosure for back taxes in March of 2016. The Shafter’s Junkyard operated as an unlicensed junkyard/scrap metal facility from 1914 until 2014. On-Site buildings were demolished in the spring of 2018 by the City due to structural concerns. The Site was subsequently regraded, seeded with grass, and enclosed with temporary fencing by the City. The site was assessed utilizing Rockland’s EPA-funded Brownfield Assessment Program (BF96165801), and a Phase I Environmental Site Assessment (ESA) and Phase II ESA were completed in 2016. Additional investigations in 2019 identified that site soils had PAH compounds, metals (arsenic, lead, cadmium and copper) and PCBs at concentrations exceeding the Maine Department of Environmental Protection (MEDEP) Remedial Action Guidelines (RAGs). Currently, the Site is vacant and enclosed by a fence, however, it is deteriorating, and has been subject to vandalism and blight, which increases the probability that the general public could be exposed to hazardous substances at the Site. Additional health risks associated with contaminated dust and stormwater runoff continue to be a problem. Without remediation, the contaminated soil will continue to represent a threat to human health and the environment.

In addition to the Shafter’s Junkyard site, the community of Rockland has numerous Brownfields sites along its waterfront and downtown areas which abut our residential Target Area and severely detract from the great strides Rockland has made with redeveloping its Main Street into a downtown destination. At the intersection of Main and North Main Streets, just 100’s of feet from the Shafter’s Junkyard site, along Rockland Harbor’s rocky coastline, sits the remnants of four lime processing plants, lime kilns and former storage facilities. These properties encompass three acres and are in highly visible locations near the downtown area and overlooking Rockland Harbor. Their long history of industrial use has likely left impacted soils and groundwater (potentially metals and solvents contamination), and this perceived environmental contamination has undoubtedly deterred redevelopment of these sites and the residential properties that are nearby. Another portion of our target area, which contains several clustered Brownfield Sites encompassing nearly eight acres, is the former marine waterfront near Atlantic Street. Surrounding the Site has historically been working class communities.

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\(^1\) 2020 US Census
residential housing; however, along the actual waterfront, there are other Brownfield sites. The proximity of these potentially contaminated sites (including chlorinated solvents, polychlorinated biphenyls, hazardous metals, and asbestos) to adjacent residential properties represents a threat to human health via inhalation of impacted dust, or direct contact with impacted soils.

1.b Revitalization of the Target Area

1.b.i Reuse Strategy and Alignment with Revitalization Plans
The Site is located in Rockland’s North End residential neighborhood, one of the oldest neighborhoods in the City, where nearly 100% of the housing stock was constructed pre-1970’s. These aging structures contain the City’s largest concentration of low to moderate income households. Despite challenges, the neighborhood boasts easy access to Rockland’s downtown and major employment centers, shops, schools and other services. The North End neighborhood was identified by the City in its 2002 Comprehensive Plan (amended in 2012) an by the Midcoast Maine Habitat for Humanity as an area for Neighborhood Revitalization, due to its excellent location, and availability of low cost housing that is primed for redevelopment and reinvestment. In the past five years, Habitat for Humanity has worked with the City and private donors to rehabilitate and rebuild 5 homes in this neighborhood for working families transitioning into homeownership. The City has also been directly involved in aiding the redevelopment of this neighborhood through donating properties acquired through tax lien to organizations such as Habitat to be redeveloped; through stringent enforcement of Maine State Dangerous and Abandoned Building Statue through Rockland’s Code Enforcement Office; and by investing in neighborhood infrastructure improvements such as rebuilding a heavily used sidewalk on a collector street and making improvements to the local park.

The City is currently updating its Comprehensive Plan but an underlying theme throughout the early meetings is the need to affordable worker housing; the cleanup of the Shafter Junkyard will meet this goal on all fronts. Not only will the cleanup spur the development of at least 3 new houses, the Site sits directly in the middle of this neighborhood and has historically contributed to blight and disinvestment of its surrounding neighborhood. The cleanup and redevelopment of this Site will encourage broader revitalization efforts in Rockland’s North End, as outlined in our comprehensive planning process.

1.b.ii Outcomes and Benefits of Reuse Strategy
The blighted and contaminated Shafter’s Junkyard Site is in a dense residential neighborhood just feet from the waterfront and our downtown. This residential neighborhood has been disproportionately impacted by this abandoned and vacant eyesore. Residual soil, and groundwater contamination combined with the negative and aesthetic concerns is impeding future redevelopment of the Site and posing a risk to human health and the environment via inhalation and direct contact. The cleanup and redevelopment of this Site will provide a reduction in slum and blight in our Target Area; reduce vandalism and crime; motivate adjacent property owners to maintain and improve their properties; encouraging visitors to Rockland; and provide a better quality of life for the residents in our Target Area. As important are the environmental benefits which include the substantial reduction/elimination of health threats from direct contact, inhalation, and indoor vapor intrusion of site contaminants. The contaminants of concern at the Site, which are in soil and groundwater, range from PCBs, PAHs, and heavy metals. This reduction/elimination of health risks will lead to lower blood lead levels (especially in children), lower asthma rates (prevention of sprawl will improve air quality), a lower potential for cancer (particularly among the elderly), and protection of the nearby ocean fisheries.

The proposed cleanup plan includes the removal of hazardous soils, installation of cover systems to abate contact risks with contaminated soil, and implementation of deed restrictions to protect future site users from contaminated groundwater and soil vapor. The project team will work closely with EPA and the MEDEP to ensure protection of human health and the environment and compliance with Federal and State laws. Once contaminated media have been removed, the risk for direct contact and inhalation of contamination will be eliminated and continued long-term impacts will be mitigated. Rockland’s sensitive populations: children, minority, low-income individuals that have had the burden of the pollution associated with this and surrounding Brownfield sites will benefit from the cleanup of this property. As sites like ours are cleaned up, water, soil, soil vapor, and groundwater quality in the area will improve, redeveloped sites will stimulate the economy, reduce blight, and improve the quality of life in the targeted community. We will employ equitable development principals to create healthy, vibrant communities of opportunity that do not displace current populations because of redevelopment.
We will focus on equitable outcomes and employ intentional strategies put in place so that low-income and minority communities make beneficial decisions for the future of their abutting neighborhoods. Once cleaned up, the three lots that comprise the Site will be sold and redeveloped with much needed affordable housing. The redevelopment of this site has the potential to reduce our downtown housing crunch and create economic benefits. Through community outreach we will take steps to understand the needs and aspirations of current residents to ensure equitable development for Rockland's less fortunate neighborhoods. Redevelopment plans for this Site will be encouraged to implement green building designs and energy efficient standards. Benefits from the cleanup and redevelopment of the Shafter's Junkyard Site include creation of jobs during the remediation and redevelopment phases, creation of workforce housing, improving public health and safety, and increasing the tax base for the City. We also anticipate property values in the Target Area will rise; due to the enhanced use of the site, more people will be living in the area creating a greater need for services.

The City promotes livability principles. We are the smallest community in Maine that maintains year-round community-wide public transportation. We actively promote opportunities for affordable housing; our Housing Improvement Revolving Loan program allows us to rehabilitate foreclosed homes and offer them to our residents at a reduced price. The City prioritizes maintaining an environmentally healthy waterfront, both in support of our overall quality of life, and because Rockland Harbor remains a crucial economic resource for the region. The remediation of the Shafter’s Junkyard accomplishes all these goals. The cleanup will improve livability in our community and will reduce environmental impact on our residents and to our waterways and fisheries. Site redevelopment will be consistent with Smart Growth practices, and the State’s Quality of Place initiative. The remediation and redevelopment construction period, which is anticipated to last for 12 months, will create approximately 25 jobs. The proposed housing will create between 3 and 12 new housing units.

1.c Strategy for Leveraging Resources
1.c.i Resources Needed for Site Reuse
Rockland has experience leveraging private and governmental monies to get properties developed and redeveloped. We are familiar with the MEDEP 128A Brownfield assessment program (Rockland previously had the McDougal School assessed through this program), and we have contacted the State of Maine’s established EPA-funded Brownfield RLF. We will utilize our administered programs first, then will solicit the State program as appropriate. The City Council has fully committed to supply match funds through our general non-obligated funds to make this cleanup happen!

The City is committed to a successful redevelopment of the Site. We intend to issue a redevelopment RFP once the Site is has achieved closure through the MEDEP Voluntary Response Action Program (VRAP). To facilitate redevelopment, Rockland may leverage Economic Development Administration (EDA) loans and grants, the Maine Rural Development Authority, the Department of Conservation, the Office of Community Development, and the Department of Transportation. Additionally, we will look into local Tax Increment Finance (TIF) and CDBG funding. City personnel and community partners are willing to contribute manpower and resources as necessary for a successful program. They will participate in public outreach and education, assist in communication with property abutters, assist with local data collection, redevelopment and design initiatives, and programmatic direction.

1.c.ii Use of Existing Infrastructure
Our Target Area has infrastructure in-place to support our redevelopment strategy for Shafter’s Junkyard Site. The North End neighborhood is currently serviced by high-speed internet, power, and connection to municipal water and sewer utilities. The Site and the entire Target Area is also served by our municipal bus system (Rockland is the smallest community in Maine with a permanent municipal bussing system). The Site’s location is a mere 300 feet from the working waterfront of Lermond Cove and our state ferry system to some of the neighboring islands makes it an attractive and desirable geographic location for redevelopment. The opportunities for redevelopment at our Site and in our Target Area are endless once the environmental stigma associated with our Brownfield site is eliminated through cleanup activities.
2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i The Community’s Need for Funding

Rockland has experienced a steady decline in its population, nearly 20%, since the 1950’s. This decrease has led to a reduction of the City’s tax base, while Rockland’s role in the region as a service center has grown. With a population of only 7,927, Rockland is still the largest community in Knox County (and the neighboring counties of Waldo and Lincoln). Because Rockland has become a service center for these counties, it places strain on City infrastructure (roads, sewer, water, etc.), and has compromised our ability to invest in our local economy, redevelop vacant or underutilized properties, and effectively manage sprawl along its outlying streets. The role of service-center communities like Rockland, in a rural state like Maine, is significant. These communities pay more into the municipal revenue sharing system than they receive, putting an additional strain on Rockland’s budget.2

Rockland’s poverty rate exceeds County, State and National averages, and our household median income is, likewise, well below these averages. More disheartening is that Rockland has a Low and Moderate Income (LMI) of over 50% (this is from a CDBG-funded community wide survey in 2010). Our target area experiences similar statistics. With Rockland's LMI population exceeding 50%, Rockland’s level of financial distress is alarming when a comparison is made of its underprivileged and sensitive populations to state and federal figures. Rockland’s Median income is $44,156 vs $57,918 for Maine vs $62,843 for the US3. The median household income is 23% below the State average and 30% below the federal level. Rockland’s population below the poverty line is nearly 1 in 8 and 30% of the population has an annual income of $25,000 or less (of which, 19% have a household income of <$15,000 per year). An estimated 38.5% of Rockland households rely on Social Security income, and 25.4% rely on Food Stamp/SNAP benefits. This clearly shows that Rockland is an area of low income, high unemployment, with a significant level of underprivileged and sensitive populations who rely upon the City for basic services. We simply do not have adequate funds for cleanup of Brownfield sites. The Shafter’s Junkyard site is held by the City through tax foreclosure, so no tax revenue is currently generated. Development the three on-Site lots to modest single-family homes would create approximately $6,000 of tax revenue per year.

2.a.ii Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Most of the Brownfield sites (including the Shafter’s Junkyard) are found near our industrial waterfront; however, one of the most striking aspects of our community is the proximity between these industrial/Brownfield sites and our working-class residential areas (such as our Target Area). The Shafter’s Junkyard site has the potential for significant environmental, health, and welfare impacts on our community and Target Area if not properly remediated. In December of 2007, the Maine DHHS prepared a district health profile for the Midcoast Maine region which documents environmental health factors in the region, such as a propensity towards low birth weight among infants, and infant blood lead levels nearly 40% higher than State averages. Elevated blood lead levels in our region are 1.9% for 1-year old children, which is 36% greater than the rest of Maine and 20% higher than the national average. As 79.1% of our housing stock is pre-1979, this is not a surprise. Marine boat maintenance work conducted on the border of our Target Area (and at the Shafter site) has been historically shown to deposit lead, copper and cadmium (typical of marine coatings); this is similar to the contamination identified at Shafter’s Junkyard. Because our Target Area and the surrounding waterfront are dense with Brownfield sites, a higher than anticipated exposure risk may be present from the “cocktail” of overlapping contaminants. The remediation and redevelopment of the Shafter’s Junkyard Brownfield would directly benefit the health of our citizens through the removal of these hazardous constituents; this includes health impacts of heavy metals on children.

Rockland completed a Waterfront Area Redevelopment Plan, and our Target Area was found to have more welfare issues than the rest of the City. It is evident that we need to redevelop residential areas surrounding industrial waterfront areas, in the hope of improving our resident’s welfare, increasing tourism, and creating jobs that will ultimately improve our tax base. This Site, as well as the other

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brownfields in these areas, has the potential to negatively impact the health and welfare of the community if proper environmental remediation is not completed.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions**
Many sensitive members of our community (especially children and the elderly) live in our Target Area. Our Target Area is smaller than a census block, so limited health and welfare information is available; however, environmental testing in this region confirms that historic industrial activities have impacts human health and the environment. Testing in the Midcoast region reveals that infant concentrations of lead are nearly 40 percent higher than state figures\(^4\). Knox County, where Rockland is located, has a higher total cancer incident rate at 520.4 than the State of Maine rate at 496.6. Cancer rates in our area may be influenced by contaminants found at waterfront industrial sites in Rockland. EPA EJScreen indicates that Rockland is in the 78th percentile nationally for the Lead Paint Environmental Indicator. This, coupled with lead contamination in on-Site soils, puts the residents of the Target Area at a greater risk to the impacts of lead. Rockland is also above the 80th percentile compared to the rest of the State in Environmental Justice Indexes including Particulate Matter, NATA Air Toxics Cancer Risk, NATA Respiratory Hazard Index, Superfund Proximity, and Risk Management Plan Proximity. Our residents are saddled with higher environmental risks; remediating the risk from the Shafter’s Junky Site is one step to improve these conditions.

(3) **Promoting Environmental Justice**
Rockland is above the 80th percentile when compared to the rest of the State in Environmental Justice Indexes including Particulate Matter, NATA Air Toxics Cancer Risk, NATA Respiratory Hazard Index, Superfund Proximity, and Risk Management Plan Proximity. A majority of Rockland’s low-income people, minorities, and families with young children live in downtown and working-class residential areas like our Target Area. According to the 2019-2015 ACS, Rockland also has an older population than the State or Nation as a whole (population 65 and over, 23.1% vs 21.2% vs 16.5%, respectively). Our Target Area is located directly west of the former industrial and marine use area of Rockland. We view this as an issue of environmental justice. Because these locations typically offer a lower cost of living (due in part to their proximity to Brownfields), sensitive and targeted groups (children and seniors) remain in these areas, even though environmental contamination may be present. The City is in the 81st percentile compared to the State, and 84th percentile compared to EPA Region 1 for the Demographic Indicator of Low Income Population. Relative to our existing housing, we are in the 78th percentile nationally for the Lead Paint Environmental Indicator. Typically, issues regarding environmental hazards and pollution disproportionately affect low-income people and this shows Rockland is no different. The cleanup and redevelopment of the Shafter’s Junkyard Site would create safe and affordable housing for these individuals and would clearly promote environmental justice.

2.b **Community Engagement**
2.b.i **Project Involvement and 2.b.ii Project Roles**
Rockland previously developed a Brownfield Advisory Committee (BAC) that includes a wide spectrum of community groups as shown below:

<table>
<thead>
<tr>
<th>Partner Name and Contact</th>
<th>Specific Role in the Project</th>
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<tbody>
<tr>
<td>Penobscot Bay Chamber of Commerce Tom Peaco <a href="mailto:tomp@camdenrockland.com">tomp@camdenrockland.com</a></td>
<td>This organization will assist in the promotion of the cleanup program and dissemination of redevelopment options and the eventual Site RFP through advertisements and postings on their website. A member of the COC will sit on the BAC.</td>
</tr>
<tr>
<td>Rockland Main Street David Gogel <a href="mailto:RocklandDowntown@gmail.com">RocklandDowntown@gmail.com</a></td>
<td>This organization is focused on revitalization and redevelopment of the City’s downtown. They will help facilitate and host meetings and will promote the cleanup program and public outreach through their websites and mailings. A member will serve on the BAC.</td>
</tr>
<tr>
<td>Coastal Counties Workforce, Inc Lydia Sy <a href="mailto:lydia.sy@manpower.com">lydia.sy@manpower.com</a></td>
<td>This Workforce Investment Board for the Midcoast region will assist with publicizing the Site cleanup, as well as its proposed redevelopment. We will work with this organization as part of the contracting process for our cleanup and redevelopment contractors.</td>
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\(^4\) Maine DHHS, District Health Profile for the Midcoast Region, December 2007
The City and the BAC have an established relationship with the MEDEP; MEDEP staff provided expertise during our FY2012 and FY2015 assessment programs and we intend to continue that relationship on our new Brownfields Cleanup Program. They will be asked to provide input and guidance regarding liability protections offered as part of the Brownfields Program, review draft deliverables, attend our public meetings and answer questions (as necessary), and provide guidance on the remedial action alternatives. The ultimate goal of our cleanup will be to obtain a MEDEP VRAP Certificate of Completion (and of course it’s successful redevelopment!).

2.b.iii Incorporating Community Input

City staff will effectively and frequently communicate with citizens, local organizations, businesses, and project partners to ensure that the program benefits from maximum participation and input. We have partnered with the Penobscot Bay Chamber of Commerce, Rockland Main Street, and the Midcoast Regional Planning Commission to assist in soliciting public comment and communicating project progress to our community and their membership via their social media tools. This cleanup grant will piggyback off this successful outreach mechanism. Our BAC consists of municipal representatives, members of the business community, and other project stakeholders, and is chartered with promoting and receiving public comment. This committee meets as part of our monthly Rockland Economic Development Advisory Committee (REDAC) meeting. At these meeting the public as well as REDAC members will be asked for comment on the cleanup. Questions and concerns will be noted, and the BAC will respond to each concern brought up.

The City will host a public meeting to educate the public on the Brownfields program and the benefits of Brownfield redevelopment, to inform stakeholders of project status, and provide guidance on what Site remediation will entail. This public meeting will be advertised in the local paper, as well as the City’s website and BAC member websites. In addition to the public meeting, we will communicate the progress of our cleanup project to citizens in three ways: 1) Regular status updates on the City’s Brownfield website; 2) Reports and outputs will be available for review at the Rockland City Hall and on the City’s website; and 3) Local newspapers will be invited to cover public meetings. Rockland will also prepare press releases and written updates which will be printed in regional e-newsletters, such as the Village Soup and Midcoast Regional Connections, local newspapers including the Courier Gazette and the Times Record, and local public access TV and radio stations. Comments and concerns on the Shafter’s Junkyard cleanup will be solicited from the community, and comments will be noted and responded to by the BAC. Our community is predominantly English speaking (greater than 96 percent); however, upon request, we will translate materials to the appropriate language.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a Proposed Cleanup Plan

Onsite soil has been impacted by the historic use of the site as a junkyard. In accordance with our preliminary ABCA and based on future site reuse scenario (residential use), the selected Site cleanup alternative is to excavate and dispose of contaminated soils offsite and construct an engineered cover system for any residual contaminated soils that may remain. This Cleanup Plan includes:

- Targeted soil excavation and offsite disposal of PCB impacted soils in the areas of potential foundation footings and subsurface utilities to prevent worker exposure during redevelopment. Soil would be excavated that had concentrations of PCBs that exceeded the MEDEP RAGs for the “Residential” exposure scenario and the 1 ppm cleanup objective for a Self-implementing cleanup and disposal under 40 CFR 761.61(a).
- Constructing soil cover systems over the entirety of the Site (including the area beneath the removed PCB-contaminated soils) to prevent human contact with impacted surficial soils. Cover systems will likely include a marker layer and either 12-inches of structural gravel or 8-inches of common borrow and 4-inches of loam. Excess soils will be excavated and removed as necessary to match surficial grades with surrounding properties.
- Preparation of institutional controls (Deed Restrictions, Environmental Media Management Plan, and Post-Closure Cover System Maintenance Plan) to ensure future construction, remediation, or landscaping at the property will not disturb cover systems or contaminated soil, and to limit exposure to potentially impacted groundwater onsite.
- Erosion and sedimentation controls during construction to prevent surface runoff of contaminants to down gradient properties, and dust control measures. The project will
implement green remediation principals including encouraging remediation contractors to utilize biofuels and to employ operational practices such as engine idle reduction practices.

A Community Relations Plan (CRP) will be prepared, and a public meeting and 30-day public comment period will be conducted prior to initiating cleanup activities. The Qualified Environmental Professional (QEP) will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) and will conduct confirmatory soil sampling. Cleanup documentation will be submitted to MEDEP with a VRAP Completion Report and a VRAP Certificate of Closure will be obtained. Redevelopment and construction at the Shafter’s Site will begin immediately after Brownfield cleanup is complete.

3. Description of Tasks/Activities and Outputs

3.b.i Project Implementation, 3.b.ii Anticipated Project Schedule, 3.b.iii Task/Activity Lead, & 3.b.iv Outputs

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<thead>
<tr>
<th>Task/Activity: Cooperative Agreement Oversight (Task 1)</th>
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<tr>
<td>i. Project Implementation</td>
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<td>ii. Anticipated Project Schedule: BAC meetings will be held on a quarterly basis with monthly updates to our REDAC committee. A QEP will be selected within 1-2 months of funding. Quarterly reports, MBE/WBE reports, and ACRES updating will be performed throughout the grant period.</td>
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<td>iii. Task/Activity Lead(s): Rockland will oversee this task, with assistance from the BAC on QEP selection. The QEP will complete quarterly reports and ACRES updates.</td>
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<td>iv. Outputs: The creation of a BAC; preparation of an RFP and selection of a QEP; quarterly BAC meetings (up to 12, based on the project duration); quarterly reports (up to 12, based on the project duration); Davis-Bacon reporting and ACRES updating as necessary.</td>
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<th>Task/Activity: Community Outreach &amp; Engagement (Task 2)</th>
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<tr>
<td>i. Project Implementation</td>
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<td>ii. Anticipated Project Schedule: Community outreach will be performed throughout the grant period. The first public meeting will occur after the draft ABCA has been prepared and while the draft cleanup bidding plans and specifications are beginning to be prepared.</td>
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<td>iii. Task/Activity Lead(s): Rockland and the QEP, with assistance from the BAC.</td>
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<td>iv. Outputs: A CRP, outreach and educational materials (FAQ handout), public meeting ads, press releases and project updates, educational materials to support a public meeting (PowerPoint presentations and handouts). A final ABCA. One formal public meetings.</td>
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<th>Task/Activity: Cleanup Engineering (Task 3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation</td>
</tr>
</tbody>
</table>

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and obtain necessary construction permits and will coordinate with the local health agency on health monitoring activities during cleanup, as necessary. Rockland and the QEP will be in communication with MEDEP and EPA team members throughout this phase of work. Non-EPA grant resources needed to carry out task/activity: None

ii. Anticipated Project Schedule: The QEP will prepare project documents and cleanup design within 3-6 months of selection (winter 2022/spring 2023). A SSQAPP will be prepared, and permits will be obtained during winter 2022. We plan to start cleanup activities in the summer of 2023 and will complete this work within the three-year grant period.

iii. Task/Activity Lead(s): The QEP will oversee this task, with assistance from Rockland.

iv. Outputs: Cleanup Plans and Specifications, contractor bids, SSQAPP, and construction permits.

**Task/Activity: Site Cleanup and Closure (Task 4)**

i. Project Implementation

Discussion of EPA-funded activities: This task includes the following contractual remediation efforts: 1) properly excavate and dispose of contaminated soils; 2) construct an engineered cover system over remaining impacted soils; and 3) mitigate airborne dust and runoff of storm water from the Site. This task includes the contractor costs for the cleanup. During this task, the QEP will: monitor and oversee construction; project reporting to ensure compliance with the plans, specifications, and regulatory requirements; review and approve pay requisitions and Davis-Bacon documentation; perform a final site walk-through; and collect confirmatory samples. Health monitoring and air sampling will be conducted as needed. The QEP will submit the Site to the MEDEP VRAP, prepare a MEDEP VRAP closure report, prepare paperwork to obtain a VRAP Certificate of Closure, and prepare grant closeout documentation. The QEP will prepare the institutional controls (Environmental Media Management Plan and Cover System Maintenance Plan). Rockland will assist with project oversight and will be in communication with MEDEP and EPA team members throughout this phase of work. Non-EPA grant resources needed to carry out task/activity: None

ii. Anticipated Project Schedule: We plan to start cleanup activities in summer/fall 2022 and will prepare closure reports and documentation in spring 2023. We see no impediment to completing this work within the three-year grant period.

iii. Task/Activity Lead(s): The QEP will oversee this task, with assistance from Rockland.

iv. Outputs: Confirmatory soil sampling, MEDEP VRAP Closure Report, revised EMMP and Cover System Maintenance Plan, VRAP Certificate of Closure, Grant Closeout documentation

3.c Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>CA Oversight</th>
<th>Community Outreach</th>
<th>Cleanup Engineering</th>
<th>Cleanup &amp; Closure</th>
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<td>$44,000</td>
<td>$529,000</td>
<td>$600,000</td>
</tr>
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</table>
Task 1 - Cooperative Agreement Oversight: Includes Rockland’s time for program development, organization, and support (40 hours @ $50/hour = $2,000); three meetings with the BAC (20 hours @ $50/hour = $1,000); preparing bidding documents for QEP selection and interviewing/contracting with the QEP (20 hours @ $50/hour = $1,000); and travel to the National Brownfields Conference ($2,000 air/bus fare, lodging, per diem and registration). QEP time is estimated at $8,000 and includes attending three BAC meetings ($500 per meeting) and programmatic support ($6,500) for ACRES and quarterly reports. Rockland’s time will be part of cost share.

Task 2 - Community Outreach and Engagement: Includes Rockland staff (100 hours at $50/hour = $5,000) and QEP time (estimated at $8,000) for meetings, preparing presentations and outreach materials, and responding to questions from the public. Outputs include two public meetings and public outreach deliverables. Rockland’s time will be part of cost share.

Task 3 – Cleanup Engineering: Rockland’s outputs include review of QEP documents and work plans, and communication with the MEDEP and EPA (80 hours at $50/hour = $4,000). Total QEP costs are estimated at $40,000; outputs include delineation SSQAPP and sampling ($20,000), Cleanup Plans and Specifications ($15,000), and bidding phase services ($5,000). Rockland’s time will be cost share.

Task 4 - Site Cleanup and Closure: Includes Rockland time for oversight during cleanup activities (80 hours at $50/hour = $4,000). QEP outputs include overseeing cleanup activities ($15,000), project reporting and preparation of EMMP ($10,000), and collection and analysis of confirmatory samples ($5,000). Cleanup costs funded through this grant are estimated to be $495,000; contractor outputs include soil excavation and construction of the cover system. Rockland’s time ($4,000) and an anticipated $83,000 cash cost share will be provided by Rockland as part of this task.

3.d Measuring Environmental Results
Rockland will track and evaluate progress through high quality, detailed quarterly reports outlining the project’s progress in achieving project outputs, results, and outcomes; and through frequent updating of the ACRES database (tasks complete, money spent, and progress). Rockland will be in regular communication with the QEP, MEDEP and EPA through BAC Meetings, construction meetings, and weekly telephone calls with the QEP to ensure the project stays on schedule, on budget, and there are no impediments in achieving the project outputs in a timely manner.

We will track outcomes that include the acres of brownfield sites cleaned up; types of contaminants remediated; reduction of environmental risks; number of jobs created; number of housing units created, quantity of greenspace; amount of leveraged cleanup funds; leveraged site redevelopment funds; and other leveraged or economic outcomes. At the completion of this cleanup, the Site will receive a Certificate of Completion through the MEDEP VRAP. The outputs and outcomes will be reviewed and revised regularly in conjunction with regional EPA and MEDEP staff to ensure the project is successfully redeveloped.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability
4.a.i Organizational Structure and 4.a.ii Description of Key Staff
Rockland will manage this grant through its Economic Community Development Office. Ms. Julie Hashem, Community and Economic Development Director, was the primary staff person managing Rockland’s FY2015 Brownfield Assessment program. She has been involved in public outreach, identifying and prioritizing Brownfields, assisting in the redevelopment of Brownfields, interfacing with regulatory agencies and programmatic responsibilities. Since working with the City, Ms. Hashem has written and been awarded grants from EDA, CDBG and planning grants. In 2018, Ms. Hashem coordinated Rockland receiving a 2018 Housing Assistance Grant through CDBG in the amount of $975,000. She provided administrative and programmatic support on the grant, which benefited mobile home cooperatives in 6 different communities. One of the projects, Sunset Terrace Mobile Home Cooperative in Rockland, received assistance to improve their critical infrastructure of water lines, meters, and their electrical service.

Under Ms. Hashem’s guidance Rockland has set forth on a focused and targeted Brownfield redevelopment program. This program includes outreach into the development community, direct in-person outreach, and other traditional marketing activities.
Ms. Hashem will be assisted by the close working relationship with the Rockland City Manager, Mr. Tom Luttrell. Mr. Luttrell and Ms. Hashem have worked together in the redevelopment of a number of properties including Brownfield sites with the City. Mr. Luttrell brings a wealth of knowledge of both Rockland and municipal government. Mr. Luttrell is a Rockland native and has been employed with the City since 2007 when he was originally hired as finance director.

Ms. Hashem and the City have established a direct working relationship with the MEDEP through our previous Brownfield Programs. MEDEP/DECD is the recipient of both assessment and RLF Brownfield grants and their staff have additional experience in economic development projects. Rockland will utilize MEDEP/DECD program to supplement cleanup activities if necessary.

Rockland has clear and well-established stringent management protocols, systems and oversight for grants. Both procurement and payment systems are formal and structured. Financial systems and reporting are supervised by the City Manager and Chief Financial Officer. In addition, the City’s Code Enforcement Officers, City Attorney, and the Finance Office are all engaged in development projects, procurement, and grant management.

Rockland has never been cited for any program deficiencies or adverse audit findings on any of its local, state, or federal projects. We receive a yearly audit which also focuses on our compliance with all state and federal contracts.

4.a.iii Acquiring Additional Resources

Rockland will manage a competitive procurement process in accordance with 40 CFR 30 to solicit responses from qualified firms for oversight and engineering of the cleanup activities and to assist with community outreach and regulatory compliance. We will develop a Request for Proposal, and publicly bid and advertise via the newspaper and Rockland’s website. This is the same process that Rockland used on securing a QEP for our FY2012 and FY2015 U.S. EPA Brownfield Assessment Grants. Rockland has routinely performed this type of procurement for other engineering project throughout our community. Cleanup contractors will also be selected via a competitive bid process, advertised in the same manner. When necessary, Rockland will also seek the advice and support of the EPA and MEDEP staff for direction on programmatic requirements. Rockland and its selected QEP will liaison with the MEDEP to coordinate and oversee the completion of this cleanup.

4.b Past Performance and Accomplishments

4. b. i Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

Rockland has been awarded FY2012 and FY2015 Hazardous Substance and Petroleum Assessment Brownfields Grants. As part of our FY2012 Brownfields Program, the City completed the project/grant on-time and within budget, and successfully completed eight Phase I ESAs, nine SSQAPPs, eight Phase II ESAs, three Hazardous Building Materials Inventories (HMI), four Analysis of Brownfields Cleanup Alternatives (ABCAs), and reuse planning for one site, along with public outreach and education. Programmatically, we have completed the creation of the BAC with monthly meetings along with the other programmatic requirements. In our FY 2015 Grant, we assessed nine properties including continuation of assessment activities for two sites started with the FY2012 Grant. The sites assessed ranged from junkyards to drycleaners, and auto repair and truck maintenance facilities to marine wharfs. The Shafter’s Junkyard site is one of the sites we assessed through both of our programs. A total of 12 properties were transferred, redeveloped and brought to a better and higher use. We have accomplished much but still have much more to accomplish including Shafter’s Junkyard! Redevelopment interest has been high with this property and we know that once cleaned up this Site will quickly and appropriately be developed.

(2) Compliance with Grant Requirements

Rockland has been awarded FY2012 and FY2015 Hazardous Substance and Petroleum Assessment Brownfields Grants. The FY2012 program concluded September 30, 2016 with all program funds expended. Our FY2015 Assessment Program did not start until 2016, and although it was successful in assessing Brownfield sites in our community, we had to de-obligate unused funds when our grant period ended. Rockland has maintained compliance with project schedules and budgets and has prepared timely and thorough quarterly reports for the duration of our programs and has kept the ACRES database updated and populated with relevant information. All annual financial statements were properly submitted. No submittal or tracking issues were identified for this Brownfield cooperative agreement.
ATTACHMENT A

Threshold Criteria for Assessment Grants

Former Shafter’s Junkyard Site
City of Rockland, Maine
EPA FY2022 Brownfields Cleanup Grant Proposal
III.A. Who Can Apply?

The City of Rockland, Maine is a general purpose unit of local government.

III.B. Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

The City of Rockland is the property owner and affirms that it is the eligible applicant.

2. Previously Awarded Cleanup Grants

The City of Rockland affirms that it has not previously received a U.S. EPA Clean-up Grant for the Shafter’s Junkyard Site (the “Site”).

3. Expenditure of Multipurpose Grant Funds

The City of Rockland does not have an open U.S. EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City of Rockland affirms that it is the sole owner of the Site (which for the purpose of this application is defined as Lots E8, E9 and E10 on Map 13), and has owned the Site since March 10, 2016 that it acquired through tax foreclosure (Knox County Registry of Deeds Book 4837 Page 0069, 0067 and 0068, respectively) and will maintain sole ownership of the property until the grant services are completed and the grant is closed out. The Former Shafter’s Junkyard Site is comprised of three adjoining parcels on 0.531 acres.

5. Basic Site Information

Name of the Site: Former Shafter’s Junkyard Site
Address of the Site: 9, 13 and 15 Rockland Street
Rockland, ME 04841
Current Owner of the Site: City of Rockland

6. Status and History of Contamination at the Site

a) Whether this site is contaminated by hazardous substances or petroleum

Hazardous Substances: Results from previous investigations indicated that soils across the Site have been impacted by arsenic, lead, extractable petroleum hydrocarbons / polycyclic aromatic hydrocarbons (EPH/PAHs) and PCBs above MEDEP Remedial Action Guidelines (RAGs).

b) The operational history and current use(s) of the site

Although the Site housed residential structures, the Site was utilized as an unlicensed junkyard/scrap metal yard from circa 1914 to circa 2014 which was impacted by a mixture of hazardous substances and petroleum used in the former junkyard operations. After the City acquired the property in 2016, the Site buildings were abated of asbestos and demolished. The City installed fencing around the three lots. The property has largely remained vacant and has not been redeveloped under City
Attachment to Cleanup Grant Application – Threshold Criteria
Former Shafter’s Junkyard Site
City of Rockland, Maine

Ownership. Municipally and federally funded assessments/investigations/surveys, removal actions/abatement/ demolition, and remediation planning were implemented before and during City ownership.

c) Environmental concerns, if known, at the site

Results from the 2016 Phase II ESA indicated that surficial soils across the Site are impacted with arsenic at concentrations which exceed the 2021 MEDEP Residential RAGs and lead which exceeds the 2021 MEDEP Residential and Construction Worker RAGs; that surficial soils in the northeastern portion of the Site contain extractable petroleum hydrocarbons / polycyclic aromatic hydrocarbons (EPH/PAHs) and PCBs at concentrations which exceed the applicable 2021 MEDEP Residential RAGs; and that surficial soils in the north/central portion of the Site contain PCBs at concentrations which exceed the applicable 2021 MEDEP Residential RAGs.

Results from the 2019 Contaminant Assessment and Delineation Investigation confirmed that surficial soils contained benzo(a)pyrene, PCBs, and arsenic at concentrations which exceeded the current 2021 MEDEP RAGs for the “Residential” exposure scenario, as well as lead at concentrations which exceeded the MEDEP RAGs for the “Residential” and “Construction Worker” exposure scenario. The contaminant concentrations identified during the 2016 Phase II ESA and the 2019 Assessment represent an exposure risk to future Site residents, visitors, trespassers and construction workers, and as such, remediation measures are necessary.

Laboratory analytical results of groundwater samples identified that on-Site contaminants did not exceed the MEDEP RAG for the “Excavation/Construction Worker” exposure scenario; as such, impacted groundwater is not anticipated to represent an exposure risk to future Site residents. Additionally, municipal water is provided to the Site and deed restrictions are anticipated which will prohibit the extraction of groundwater. For these reasons, no groundwater remediation is required.

Petroleum-related VOCs were detected in the soil vapor samples collected at the Site; however, none were detected at concentrations which exceeded the MEDEP RAG for the “Residential” exposure scenario. As such, no soil vapor remediation measures are required.

d) How the site became contaminated, and the nature and extent of the contamination

Onsite soil contamination has been caused by nearly 100 years of unregulated use of the Site as a junkyard. Prior to City ownership, the Site was stuffed with junk vehicles, boats and marine equipment, as well as general waste metals, debris and garbage. Handling procedures were not documented during that time. 2016 and 2019 environmental investigations found that surficial soils contaminated with arsenic, lead, EPH/PAHs and PCBs exist on Site because of the historic junkyard operations.

7. Brownfields Site Definition

To the best of our knowledge, the City of Rockland affirms that the Former Shafter’s Junkyard Site is: a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

Further, the Site is a real property, the expansion, redevelopment, or reuse of which is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
8. Environmental Assessment Required for Cleanup Grant Applications

The following environmental assessments have been completed for the site:

1. “ASTM Phase I Environmental Site Assessment (ESA), Shafter Junkyard Property, 9, 13, 15 Rockland Street, Rockland, Maine, Rev. 1,” prepared by Ransom Consulting, dated June 28, 2016 (ASTM E1527-13);


3. “Phase II Environmental Site Assessment, 9, 13, 15 Rockland Street, Rockland, Maine, Rev. 0,” prepared by Ransom Consulting, dated September 27, 2016 (ASTM E1903-11 or equivalent);

4. “Contaminant Assessment and Delineation, Former Shafter’s Junkyard, 9, 13 and 15 Rockland Street, Rockland, Maine” prepared by Ransom, dated June 11, 2019; and

5. “Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation, Former Shafter’s Junkyard, Rockland, Maine,” prepared by Ransom Consulting in support of this Brownfield Grant application, November 15, 2021 (Attachment 1).

9. Enforcement or Other Actions

There are no ongoing or anticipated environmental enforcement actions or other actions related to the Site known to the City of Rockland.

10. Sites Requiring a Property-Specific Determination

The City of Rockland affirms that to the best of its knowledge, the Site does not need a Property-Specific Determination.

11. Threshold Criteria Related to CERCLA/Petroleum Liability

The predominant class of contaminants for which funding is being sought through this grant application is hazardous substances.

In response to the applicable 11.a.i.(3) Property Acquired Under Certain Circumstances by Units of State and Local Government:

a. The City of Rockland took ownership of the property because of the previous owner’s tax delinquency.

b. The City of Rockland acquired the property on March 10, 2016 (Knox County Registry of Deeds Book 4837 Page 0069, 0067 and 0068) through tax foreclosure.

c. The contaminants of concern in the Site soils are a direct result of the historical junkyard operations at the Site prior to the City of Rockland’s ownership. The City of Rockland abated asbestos containing materials from the former onsite structures in January 2018 prior to their
demolition. The City of Rockland affirms that we have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d. The City of Rockland affirms that it did not cause or contribute to the release or threatened release of a hazardous substances at the property.

e. Furthermore, the City of Rockland affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

12. Cleanup Authority and Oversight Structure

a. The City of Rockland, through its designated City Project Director (Julie Hashem, Economic Development Director), with assistance from Tom Luttrell, the City Manager, and support from other City staff (Director of Finance) will administer the grant. The City Project Director will oversee the development, organization, and administration of programmatic and cleanup activities; assemble a Brownfield Cleanup Advisory Committee comprised of City Staff, and community stakeholders with support from the MEDEP and U.S. EPA.

The City of Rockland will enroll the Site in the MEDEP Voluntary Remedial Action Program (VRAP). The Site has been actively managed through the MEDEP Brownfields Program and is the beneficiary of active regulatory oversight through the MEDEP.

The City will select a Qualified Environmental Professional (QEP) through a fair and competitive process in accordance with all applicable Federal regulations, including 40 CFR 30 and 2 CFR 200.317 through 200.327, and State and City requirements. In addition, the City will select a cleanup contractor by similar means, using bid specifications and a request for proposal and qualifications prepared by the QEP with selection achieved through a fair and competitive process and in accordance with all applicable Federal, State, and City requirements.

b. Access to adjacent and neighboring properties is not anticipated to be necessary for the proposed or envisioned cleanup actions; however, if access is required then the City will secure necessary access authorization form those affected landowners.

The City understands that it is required to comply with all applicable Federal and State laws and ensure that the cleanup project protects human health and the environmental.

13. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

A draft ABCA was made available for public review and comment and is included as an attachment to the Proposal (Attachment 1). The ABCA summarized information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered (including information on the effectiveness, the ability of the applicant to implement, the resilience to address potential adverse impacts caused by extreme weather events, the cost, and an analysis of the reasonableness for each alternative); and
- the proposed cleanup alternative.
b. Community Notification Ad

A community notification advertisement was placed on the City of Rockland website, and published in the Times Record on November 15, 2021 stating:

- that a copy of the grant proposal, including the draft ABCA(s), is available for public review and comment;
- how to comment on the draft proposal;
- where the draft proposal/ABCA is located (City website and City Hall); and
- the date and time of a public meeting (November 22, 2021 at 5:30 pm).

c. Public Meeting

The public meeting was held on November 22, 2021 via a virtual zoom meeting.

As required, attached to the Proposal are:

- the comments or a summary of the public comments received;
- the City’s response to those comments;
- meeting notes or a summary of the public meeting(s); and
- meeting attendance.

d. Submission of Community Notification Documents

As required and noted above in the applicable sections, attached to the Proposal (as Threshold Criteria - Attachment 1) are:

- a copy of the draft ABCA;
- a copy of the ad (or equivalent) that demonstrates notification to the public and solicitation for comments on the proposal;
- the comments or a summary of the comments received;
- the applicant’s response to those public comments;
- meeting notes or summary from the public meeting(s); and
- meeting sign-in sheets.

14. Statutory Cost Share

a. For this $600,000 cleanup project, a grant in the amount of $500,000 is being sought. The City will provide its match through staff labor and general funds.
b. Hardship Waiver Request: No cost share waiver is being requested

15. Waiver of $500,000 Limit

The City is not seeking a waiver of the $500,000 limit.

16. Contractors and Subrecipients

The City has not selected or identified or prequalified Contractors or Subrecipients.

The City will use a fair and competitive process as outlined in Item 12.a, above, after grant award in cooperation with the U.S. EPA Project Officer to select a QEP and Cleanup Contractor.