

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

December 18, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mail Code OSRR7-2
Boston, MA 02109-3912
gardner.frank@epa.gov

Dear Mr. Gardner:

Marble Block Redevelopment Corp. (MBRC) hereby submits its request for \$200,000 in hazardous substances grant funding to complete the cleanup of the historic Marble Block building, a grand three-story commercial building that anchors the burgeoning downtown arts and cultural district in Biddeford, Maine. The Marble Block was donated to Engine, Inc. (“Engine”), a nonprofit arts organization in Biddeford, by the Reny family in 2011, following several years of disuse, for redevelopment into a community-based center for art, design, and creative entrepreneurship. Engine transferred the property to MBRC in 2014 to facilitate abatement and redevelopment, starting with a \$200,000 brownfields cleanup subgrant from Southern Maine Planning and Development Corp. (SMPDC). After beginning the abatement process, including extensive additional testing of surfaces and materials by our environmental consultant, Credere Associates, LLC (Credere), at the request of EPA, it became clear MBRC would need substantial additional funding to complete the Marble Block cleanup and make the project viable for redevelopment.

This request follows an unsuccessful application submitted last year by MBRC; whereas, abatement was nonetheless able to commence in 2015 using SMPDC/Brownfields subgrant funds, a denial for 2016 would likely require MBRC to suspend the cleanup and delay redevelopment for another year, which we believe would be detrimental to the project. If MBRC is awarded the requested funds, abatement will be completed, and will move on to redevelop the Marble Block from its current state of abandoned blight into a thriving, productive place where people will come to learn, collaborate, and create, and thereby drive the cultural and economic revitalization upon which the future of downtown Biddeford depends.

We therefore respectfully submit the attached materials in support of our application for funding, beginning with the following statement of required information:

- a. Applicant Identification: Marble Block Redevelopment Corp.
c/o Gnecco Law Office
215 Main St, Suite 101
Biddeford, ME 04005
- b. DUNS Number: 08-858-5336
- c. Funding Requested: Grant Type: Cleanup
Federal Funds Requested: \$200,000
(no cost share waiver)

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COPY OF THE OTHER FACTORS CHECKLIST

Name of Applicant: Marble Block Redevelopment Corp., Biddeford, Maine

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the section process.

Other Factor	Page #
<i>None of the Other Factors are applicable</i>	
Community is 10,000 or less	
Applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
Targeted brownfield sites are impacted by mine-scarred land	
X - Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9, 10
X - Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4, 5
Applicant is one of 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one the 24 recipients, or relevant pages from recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is the recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of the PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicants must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant	

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1. Community Need

1.a. Targeted Community and Brownfields

Targeted Community Description: The City of Biddeford, Maine, is located at the confluence of the Saco River and the Atlantic Ocean. Access to the ocean and power derived from the river allowed the community to become an active port and later develop into an industrial center for the area. Early entrepreneurs constructed the first textile mill in 1853, WestPoint Pepperell, and the first sawmill in 1855. A large mill complex followed these mills on both sides of the Saco River near what is now the center of downtown Biddeford. At final build-out, the Biddeford Millyard Campus encompassed 40 acres with 35 buildings housing over 2 million square feet of industrial space. At the turn of the 19th century, Biddeford was the largest city in York County, and one of the largest cities in Maine. Immigrants and young workers flocked to Biddeford to toil in one of the many industrial manufacturing mills that were fueled by abundant hydro power from the Saco River. However, in the 1950s, many of the large manufacturers began to move to the South or were barely kept afloat temporarily by business interests in the state. These companies worked hard to innovate and improve themselves, but the post-war economies and business environment were setting them on a path destined for closure. By 2010, all of the major manufactures in Biddeford (the Saco-Lowell Shops, York [Bates] Manufacturing, and Pepperell [WestPoint] Manufacturing) had been closed, leaving over 2 million square feet of industrial mill space in the Biddeford Millyard vacant, blighted, or severely underutilized, and the adjacent downtown with many vacant storefronts and little commerce or vitality.

The target community for this grant is the people that live in downtown Biddeford (Census Tract 025202). The target area consists of a 1.33-square mile area bound by the Saco River and U.S. Route 1 and extends over the Biddeford downtown to include Main Street and the mill district along the Saco River. While some mill space has been occupied, a large portion of the mill district is still vacant or underutilized while Main Street, adjacent to the mill district and bordering an area considered geographically distressed according to the US Census, still includes many underutilized buildings surrounded by old, substandard housing that contributes to the continued economic distress of the downtown. Over 50% of children in Biddeford public schools receive free or reduced lunch, an indicator of the overall demographics in the urban core.

Demographic Information:

	Biddeford Census Tract 025202 ⁴	Biddeford	York County	Maine	National
Population ¹	6,966	21,277	197,131	1.328M	312M ¹
Unemployment ³	8.4% ¹	6.3% ¹	3.1%	4.3%	5.3% ²
Poverty Rate ¹	22.4%	14.47%	9.46%	13.27%	11.3% ¹
Percent Minority ¹	5.7%	5.2%	3.5%	4.8%	36.7% ¹
Median Household Income ¹	\$34,241	\$43,060	\$56,656	\$48,219	\$53,046 ¹
Other: Average Year Housing Built ¹	1939	1947	1976	1972	1975
Other: Education (Bachelor's Degree or Higher) ^{1,4}	23.4%	22.5%	28.6%	27.32%	28.5%

Sources: 1. Data are from the U.S. Census 2012 American Community Survey and is available on American FactFinder at

<http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml>

2. Data are from the Bureau of Labor Statistics and is available at www.bls.gov

3. Maine Center for Workforce Research and Information (October 2015) www.maine.gov/labor/cwri/laus.html#county

4. Census Tract information obtained from www.usa.com

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Description of Brownfields: The Marble Block, the subject of this cleanup grant, is one of the vacant and blighted, and underutilized downtown buildings located in the heart of the target community on Main Street in downtown Biddeford. It was constructed in 1870 and over the years became impacted by polychlorinated biphenyls (PCBs) and lead in paint, and asbestos in insulation, flooring and window glazing. It has been vacant since 2008 and suffers from disrepair and neglect. Flooding occurred in the basement of the building during the winter storm of 2014 that created significant black mold growth. These environmental issues have created concerns for workers and future tenants in the building. The paint has become severely deteriorated and both PCB and lead flaking paint (and associated dust) are prominent throughout the entire building. While these contaminants are currently confined to the inside of the secured building, if not addressed, the building will continue to deteriorate over time to the point where the PCBs, asbestos and lead paint can adversely impact the health of trespassers and eventually the surrounding community. In addition, if these contaminants are not addressed, the building will not be redeveloped into a center for creative entrepreneurialism (see **Section 2a**), a significant impact to the target community.

The Marble Block is situated within Biddeford's once great Millyard District and the challenges posed by brownfields are universally felt. The long history of industrial use and recent manufacturing facility closures have resulted in the creation of approximately 10 Brownfields sites within the target area, covering 30 acres. Environmental contamination related to previous industrial usage has been documented at a disappointingly large number of properties in the target community. Examples of these known Brownfields sites include the River Dam Mill, the Mill at Saco Falls, WestPoint Manufacturing, Lincoln Mill, the former FPL site, Mechanics Park, White's Wharf, Gagne Fuels, the former Maine Energy Recovery Company (MERC) facility, and three vacant gas station/auto repair facilities on Elm Street (US Route 1).

These properties have caused significant environmental impacts. Chlorinated solvents and degreasers once used at these mills have left behind volatile organic compound contamination in soil, groundwater, and soil vapor. In addition, former industrial usage has resulted in lead, arsenic, cadmium, dioxins, and polycyclic aromatic hydrocarbon contaminated soil, groundwater, and surface water; as well as buildings filled with asbestos, PCBs, lead paint and universal wastes. Furthermore, the abandoned gas stations and physical plants that once fueled, heated, and supported these former industrial centers have left a legacy of soil and groundwater contaminated by fuel oil, gasoline, lead, and other toxic petroleum additives and constituents. These contaminants and the poor condition of the Millyard buildings have decimated community pride, increased crime, and have focused development and job investment away from downtown.

Cumulative Environmental Issues: The target community is battling four areas that are leading to cumulative environmental issues. First, the highest density of brownfields and hazardous waste sites in the City are located in the target community. Second, the target community has some of the oldest average housing stock in the State of Maine (average house built in 1939) resulting in peeling lead based paint and friable asbestos in many of the area houses resulting in Biddeford having some of the highest incidences of childhood lead poisoning in Maine (see **Section 1b**). Third, the target community has combined storm and sanitary sewers leading to the direct discharge of sewage to the Saco River during heavy rains. Fourth, the target community has a high density of industry including a former waste incinerator in the downtown that contributed to odors and air pollution in the downtown. This facility served as a catalyst to evaluate air quality and determined it was an unacceptable risk to the City's residents. The City adopted an Air Toxics Ordinance in 2002 to assess and quantify air toxic emissions throughout the City. The assessment indicated the largest quantity of air toxic emissions were being emitted by the MERC facility located in downtown

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Biddeford. Total Maine Energy air toxic emissions exceeded 67 tons per year compared to the next closest source of air toxic emissions of just over 1.5 tons per year. These four areas have combined to contribute to contamination of the soil, groundwater, air, and Saco River in the target community, cumulatively impacting the health and welfare of the target community, which accounts for almost a third of the City's population, as discussed in **Section 1b**.

1.b. Impacts on the Targeted Community

Each of these Brownfields sites presents a significant potential risk to human health through exposure to contaminated surface soil and building materials, or vapors which may migrate into buildings through their foundations. As previously discussed, the asbestos, and PCB and lead flaking paint are currently confined to the inside of the secured Marble Block. However, if these contaminants are not addressed, the building will continue to deteriorate over time to the point where the PCBs, asbestos and lead paint will further contribute to the cumulative environmental impacts of the target community. In addition, if these public health issues are not addressed, the building will continue to crumble, which will cause the downward spiral of disenfranchised citizens, crime, and downtown divestment to continue.

The Brownfields sites within the target community are located in low/moderate income neighborhoods. These Brownfields sites suffer from a lack of investment which results in a deteriorating condition of the buildings and overall blight to the neighborhood (similar to the Marble Block). This leads to unsafe conditions or perceived unsafe conditions for residents. Another characteristic of the target community is the high minority population. 3.5% of York County's total population is comprised of minorities. This is very low compared to some states; however, the percentage of minority citizens who reside in Biddeford's downtown is over 60% higher than the county average.

The risk posed by the lead paint found in many of our Brownfields (including the Marble Block) was confirmed by a 2008 Maine Department of Health and Human Services study titled "Childhood Lead Poisoning in Maine" indicated 2.0% of Biddeford's children have elevated blood lead levels, compared to the statewide average of 1.3%. The study further indicated more than 80% of the high-risk children live in rental housing, which is predominantly located in the older housing units near the Brownfields sites in the target community. Lead poisoning creates permanent learning disabilities in children. This trend highlights the adverse health effects of Brownfields sites and cumulative impact on children within the target community. Additionally, a 2014 Maine Annual Cancer Report by the Maine Center for Disease Control and Prevention indicated York County has the fifth highest incident rates in Maine for all cancers (out of 16 counties in Maine). In addition, Maine ranks higher than the national average in overall cancer rates, chronic lower respiratory diseases and unintentional injuries.

Today, high vacancy rates in several buildings within downtown Biddeford show graffiti and broken windows; the parking lots are cracked and sprouting weeds; the perimeter fences are rusty; the woods around the vacant buildings are strewn with trash; and the soils in many areas are contaminated by decades of industrial use. As demonstrated by the findings of the 2011 Heart of Biddeford Downtown Master Plan, "*the poor appearance of Biddeford's downtown associated with the current state of our Brownfields and other distressed sites are major challenges to the success of this plan*". We recognize efforts to restore downtown and foster a proud, safe and healthy community will fail if the Brownfields sites remain unaddressed, not only because of the potential environmental impacts but also because of the physical location of the Brownfields in downtown Biddeford.

Another focus of the Downtown Master Plan is the incidence of crime and resulting concerns with

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public safety downtown, which stifles revitalization efforts. The Maine Department of Public Safety, 2012 Crime in Maine report indicates the crime rate in Biddeford is almost three times greater than the state average (61 per 1,000 in Biddeford verse 26 per 1,000 for the state) and has increased 75% since 2001 (source: www.city-data.com/city/Biddeford-Maine.html). It was anecdotally stated that this is a result of a population with no other options due to lack of education, low employment, and high poverty. The remediation and redevelopment of blighted Brownfields sites and the improvement of the downtown is a major need to reduce crime, reduce the fear of crime, and improve the quality of life for our target community.

When combined with the negative health and economic impacts in these downtown mill areas, you can see the negative impacts associated with these Brownfields properties have a disproportionate effect on low to moderate income citizens, minorities, and lower educated people who have no other option but to continue living in poor and sometimes dangerous conditions. **Based on the above, the Marble Block cleanup and redevelopment into a center for entrepreneurship, design and innovation will focus on addressing, both directly and indirectly, the key challenges of the low education attainment, high poverty, and low income for the target community, and the extensive blight/underutilized space and high crime in the downtown target area.**

1.c. Financial Need

i. Economic Conditions: Over the past 10 years, Biddeford has lost population and industry, and has experienced a reduction in tax base. In the first decade of this century, Biddeford's population fell by 3%, according to current U.S. Census data. In addition, Biddeford lost nearly 260 businesses between 2005 and 2010, which represents a roughly 5% reduction in total number of firms as well as a loss of over 5,000 manufacturing jobs from 2000 to present. Job loss in Biddeford has a significant impact on the local labor market since the City has traditionally been a blue collar community with large employers located within walking distance of much of the downtown. This has limited the City's ability to pay for environmental projects as well as address the blight and significant number of vacant buildings within the downtown. Since 2005, the City's capital project funds have decrease by over 40% limiting infrastructure improvements and availability of staff making it extremely difficult to fund much needed environmental assessment and restoration projects using municipal funds. This has forced the non-profit community to step up and take an active role in addressing the significant community needs of the target community.

Upon its formation in 2014 and subsequent recognition as a tax-exempt public charity under §501(c)(3), Marble Block Redevelopment Corp. (MBRC) acquired title to the Marble Block. MBRC was then approved to receive \$200,000 in brownfields cleanup funds under a subgrant from SMPDC, in addition to \$34,600 in Brownfields assessment funds previously granted by SMPDC. Under current estimates, a total of \$554,400 will be required to complete the Brownfields cleanup, leaving a gap of \$314,400 after subgrant funds and MBRC's matching contribution are accounted for.

MBRC's assets include \$50,000 cash, plus ownership in fee simple of the Marble Block property. We are a public charity and have no way of raising funds without the use of a remediated building. Redevelopment is estimated to cost between \$3 and 5 million, to be financed through a mix of historic preservation tax credit syndication, low-interest and/or subsidized loans from charitable organizations and financial institutions, public and private grants, and conventional commercial financing. None of these sources will be available unless and until abatement of hazardous substances is completed, or at least reliably funded, since any debt incurred for redevelopment must be leveraged against the market value of the property. The combined market value of the property

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and our cash holdings do not exceed the estimated abatement cost, making MBRC unable to remediate and redevelop the property unless a majority of the remaining eligible costs are subsidized.

ii. Economic Effects of Brownfields: Since 2000, York County has lost over 5,000 manufacturing jobs. Printing and related support activities, converted paper product manufacturing, and textile-related manufacturing faced the greatest employment hardship, with a total loss of 502 jobs between 2005 and 2010, which makes up 8.0 percent of the employment lost during that period in York County (U.S. Dept. of Labor, Bureau of Labor Statistics). For example, the 2010 closure of WestPoint Home in the Millyard, the largest downtown employer, represented the loss of 120 jobs and created over 750,000 square feet of vacant mill space downtown. The demise of the largest downtown employers resulted in bleak times for many of the Biddeford area residents. In addition, the blight and environmental stigma of these properties has focused new construction and real estate investment outside the target area into other areas of York County.

As highlighted above, the target community suffers from low education attainment, as we struggle with transitioning from a manufacturing based economy to a technology and service based economy. In particular, children in the target community have lagged behind the rest of the state in STEM (Science, Technology, Engineering and Math) education. A report by the Maine STEM Collaborative in March 2012 documented a clear link between economic disadvantage and poor math and science performance in the state of Maine. ***This leaves both children and eventually adults with few opportunities to participate in the “creative economy”, a major driver of growth in the New Economy as Biddeford is missing out on the economic future of America.***

This has negatively impacted Biddeford as young, educated professionals emigrate from Biddeford to better paying areas in southern New England and beyond. From 2000 to 2010 census, Biddeford lost 4.3% of its young population (less than 44 years old). In addition, wages in Biddeford are lower (median household income has decrease from \$37,164 to \$34,241), people who would have made a good living in manufacturing are now unemployed or underemployed, and those who were able to get an education had to leave the area to find more gainful employment. This continuing trend has eroded the economy and community pride in Biddeford since the closure of the downtown mills and manufacturing facilities. As evidenced by the blighted buildings, emigration of young people, high poverty, low education attainment, and low median household income; Biddeford (especially the target community) has experienced significant economic hardships due to the loss of manufacturing jobs throughout the past decade. These conditions are directly related to Brownfields.

2. Project Description and Feasibility of Success

2.a. Project Description

i. Existing Conditions: The Marble Block property is a 0.25-acre parcel of land located in the historic district of downtown Biddeford. The Site consists of one 19,694-square foot three-story commercial building, which occupies the entire parcel. The building is a stone and masonry structure with a distinctive marble façade, historically referred to as “Marble Hall”. The building contains a stone foundation with many small brick walled rooms in the basement, an open first floor, a segmented second floor, a stage on the third floor, and a mezzanine and greenroom/catwalk as a half story above the third floor. A one-story addition occupies the southern portion of the site. The original three story portion of the Site building along Main Street (northeastern portion of the Site) was constructed in about 1870 as “Marble Hall”. By 1885 the storefront along Main Street was occupied by Milly and Francy, a clothing and drug store on the first floor, offices on the second

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floor, and a Masonic Hall on the third floor. The Site was identified as the Marble Block by 1912, with a single bay clothing store on the first floor. Reny's department store purchased and began operating at the Site in 1982 and remained until 2008. The Site building is currently vacant, and has been vacant since 2008.

The Millyard, where the Marble Block sits, is a major focus of Biddeford's revitalization and redevelopment efforts. As stated in the 2011 Master Plan, Biddeford's downtown represents the core of the City. The vision of the Master Plan is for Biddeford's downtown to represent the heart of this proud, caring, and forward-thinking community. Residents want the downtown to be, "*alive with the rhythms of a vibrant economy, a creative, collaborative culture, and driven by the hopes, plans, and hard work of a diverse population.*" We want people to, "*live, work, and shop in Biddeford's beautifully restored and preserved historic mills and downtown buildings; to dine in its many restaurants, play in its pocket parks and open spaces, and stroll along its RiverWalk.*" We have a vision where downtown is, "*alive day and night with events and activities that celebrate the area's past, reflect its heritage, and promote its future.*" We want a place where residents and visitors, "*experience all a big city has to offer combined with small town charm.*" The participants concluded the remediation and redevelopment of blighted Brownfields sites and the improvement of the downtown is a major component of efforts to increase investment in the downtown, reduce poverty and crime, and improve the quality of life for the target community. **MBRC will help implement this vision. This grant will facilitate the cleanup and redevelopment of the Marble Block into a center for entrepreneurship design and innovation all on Main Street within downtown Biddeford.**

MBRC was formed for the sole purpose of redeveloping the Marble Block in accordance with Engine's tax-exempt purposes, and shares Engine's belief that *commerce follows culture; that art should integrate, not alienate; and that art, in its fullest expression, not only impacts individuals but transforms communities.* We firmly believe that integrating art and the creative economy into Biddeford's downtown culture will be a means for economic prosperity and downtown revitalization. Along with our community partners, the \$3 to \$5 million Marble Block redevelopment will include:

- Historic preservation of a prominent, architecturally significant building in the heart of Biddeford's downtown historic district for public benefit
- Partnering with local nonprofit and for-profit businesses to create a business incubator in the Marble Block focused on developing businesses in the areas of artistic, literary, and other creative arts; graphic, industrial, and other categories of design; scientific, technological, and biotechnological innovation; and other areas in which makers empowered by tools, community, and technical support are likely to inhabit.
- Building a public space dedicated to advancing art, design, and technology through educational programs, cultural events and exhibitions, and public access to facilities, technology, and technical and professional services at below-market rates.
- The facility will transform the currently unusable and uninhabitable commercial real estate on the second and third floors into a vibrant, green, economically sustainable venue for making art and doing business.
- The new facility will incorporate a green roof and urban rooftop garden with solar arrays to reduce greenhouse gas emissions and improve storm water quality.

However, several previous environmental assessments were completed at the Marble Block property. These findings identified the following environmental conditions to be addressed at the Site:

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- Documented polychlorinated biphenyl (PCB) Bulk Product Waste paint and associated adjacent impacted porous bulk material Remediation Waste in two areas of the Site building, which are regulated for disposal in accordance with the Toxic Substances Control Act (TSCA)
- Documented asbestos-containing materials (ACM) in the Site building
- Documented paint containing lead and non-TSCA regulated concentrations of PCBs throughout the Site building

The above environmental contaminants are prohibiting redevelopment and need to be cleaned up prior to implementing redevelopment activities.

ii. Proposed Cleanup Plan: The \$554,400 cleanup of the Marble Block will be conducted in two Phases based on funding availability. Phase I of the cleanup will be implemented using leveraged funds provided by a SMPDC Brownfields Cleanup RLF subgrant (already secured) and will include the following:

- PCBs were identified in gray and yellow paint on masonry and stone walls in the Site basement (6,100 square feet) at concentrations regulated for disposal by 40 CFR 761 and TSCA. All regulated concentrations of PCBs will be remediated in accordance with 40 CFR 761 and in accordance with a PCB Cleanup Work Plan to be prepared and approved by EPA.
- PCBs were identified in gray paint on stair components within the first floor stairwell and in concrete beneath this gray paint (950 square feet) at concentrations regulated for disposal by 40 CFR 761 and TSCA. All regulated concentrations of PCBs will be remediated in accordance with 40 CFR 761 and in accordance with a PCB Cleanup Work Plan to be prepared and approved by EPA.
- Extensive mold is located throughout the basement (9,000 square feet). Water damage and mold will be remediated by a qualified contractor according to EPA's Mold Remediation in Schools and Commercial Buildings and to the guidelines presented in the "Worldwide Standards for Exposure to Bacteria and Mold".
- ACM was identified in basement piping insulation (500 linear feet), jacketing (300 square feet), breeching (400 square feet), and floor tiles (500 square feet). A Maine DEP licensed Asbestos Abatement Contractor will remove and dispose of identified ACM pursuant to Maine DEP Chapter 425. Following the completion of asbestos abatement activities, air clearance samples will be obtained to confirm adequate abatement.

Phase II of the cleanup will be implemented using these EPA Cleanup funds (if awarded) and will include the following:

- ACM was also identified in window glazing (13 windows total) and floor tiles (950 square feet) on second and third floors. A Maine DEP licensed Asbestos Abatement Contractor will remove and dispose of identified ACM pursuant to Maine DEP Chapter 425. Following the completion of asbestos abatement activities, air clearance samples will be obtained to confirm adequate abatement.
- Lead-based paint (LBP) and non-TSCA regulated PCBs (between 1 and 50 mg/kg) were identified throughout the Site building on nearly all painted surfaces (over 22,000 square feet of interior space). Painted surfaces at the Site building will be stabilized. Work practices will be in general conformance with requirements of Maine DEP Chapter 424: Lead Management Regulations to minimize exposure to lead by future occupants and other Site workers. Painted surfaces will be removed or modified only as needed for the redevelopment of the Site building.

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Any painted surfaces remaining at the Site after the redevelopment will be in “good condition” as defined in Maine DEP Chapter 424, by the removal of all loose, flaking, and/or peeling paint, and coating the remaining paint with the appropriate application of new primer and paint. Paint waste will be properly handled, transported, and disposed in accordance with Maine DEP Hazardous Waste Management Rules including disposal at a facility licensed to accept PCB wastes.

2.b. Task Description and Budget Table

The following is a description of each task that will be conducted under the cleanup program:

Task 1: Cooperative Agreement Oversight/Engineering/Cleanup Oversight Includes costs for managing the programmatic requirements of the grant, attending the National Brownfields Conference in 2017, quarterly EPA reporting, and QEP time for implementing the planning, engineering, design, bidding, and oversight of cleanup activities. Costs are broken down as follows:

1. \$1,000 for MBRC personnel to advertise and attend public meetings (20 hours at \$50 per hour)
2. \$1,500 for travel (\$800), food (\$200) and lodging (\$500) to attend the EPA National Brownfields Conference
3. \$10,000 for QEP planning, engineering, design, bidding, and assistance with quarterly reporting (100 hours at \$100 per hour)
4. \$20,000 for QEP on-site oversight and verification sampling (150 hours at \$100 per hour plus \$5,000 in laboratory analytical costs)

Outputs for this include EPA Quarterly reports, quarterly ACRES updates, attendance at the National Brownfields Conference, engineering bidding documents, cleanup oversight field reports, and asbestos, lead and PCB cleanup verification samples.

Task 2: Public Meetings and Community Involvement: Includes implementing the public involvement activities described in **Section 3.a**. This task estimates the following:

1. \$2,000 for Marble Block personnel to implement the outreach components and facilitate public meetings (40 hours at \$50 per hour)
2. \$5,000 for QEP to assist in the community outreach portion, and participate at the public meetings (50 hours at \$100/hour)
3. \$500 in supplies that will comprise newspaper advertising and presentation materials

Outputs for this task include the Community Relations Plan, VRAP No Action Assurance Letter, handouts during public meetings, and meeting minutes.

Task 3: Cleanup Activities: This task includes contractor costs for abatement of asbestos, removal of PCB paint bulk product waste, and stabilization of lead paint, and is further broken down as follows:

1. Approximately \$55,000 for the abatement of asbestos in the second and third floors.
2. Approximately \$136,000 for stabilization of loose and flaking paint in second and third floors (includes \$40,000 match).

The above costs were based on QEP estimates. MBRC will provide a cost share of \$40,000 to be put towards eligible cleanup activities beyond the grant funding limit, which will be sourced through a private funding campaign currently being implemented for the larger redevelopment project. Outputs for this task will include engineering oversight field reports that will be submitted to the Maine DEP for approval, and bills of lading and/or waste manifests.

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Task 4: Coordination and Final Reporting: Includes consultant costs for ongoing coordination with the EPA Brownfields Program and the Maine DEP Voluntary Response Action Program. Subtasks will include communications, submission of status reports, and a remediation summary and TSCA cleanup reports. This task estimates:

1. \$1,000 for Marble Block personnel to advertise and attend public meetings (20 hours at \$50 per hour)
2. \$8,000 for QEP to prepare the remediation summary report as well as TSCA PCB Cleanup report (80 hours at \$100 per hour).

Outputs include the remediation summary report, TSCA PCB cleanup report, and the Certificate of Completion from the Maine DEP VRAP.

Marble Block Brownfields Hazardous Substance Cleanup Budget					
<i>Budget Categories</i>	<i>1. Cooperative Agreement Oversight & Engineering</i>	<i>2. Public Meetings and Community Involvement</i>	<i>3. Cleanup Activities</i>	<i>4. Coordination and Reporting</i>	<i>Total</i>
Personnel	\$1,000	\$2,000	\$0	\$1,000	\$4,000
Travel	\$1,500	\$0	\$0	\$0	\$1,500
Supplies	\$0	\$500	\$0	\$0	\$500
Contractual	\$30,000	\$5,000	\$151,000	\$8,000	\$194,000
Total Federal Funding	\$32,500	\$7,500	\$151,000	\$9,000	\$200,000
Cost Share	\$0	\$0	\$40,000	\$0	\$40,000

2.c. Ability to Leverage

As documented in **Attachment 5**, MBRC has “firm leveraged” resources from the following funds/programs to implement the Marble Block project:

- MBRC Southern Maine Planning and Development Commission, \$200,000 Brownfields Cleanup RLF subgrant – to fund the TSCA PCB abatement, basement mold abatement, and partially fund the asbestos abatement.
- ENGINE 2010 \$50,000 Creative Communities - Economic Development; Engine and community partners of the Heart of Biddeford, University of New England, and City Theater were awarded this grant to establish Engine as the hub of the creative economy in Biddeford. Led to the donation of the Marble Block to Engine, then the transfer to MBRC in 2014.
- ENGINE Sewall Foundation, \$25K - grant to fund architectural design of redevelopment
- ENGINE City of Biddeford, \$14,000 grant – provided to fund façade improvements of Marble Block
- ENGINE Heart of Biddeford, \$6,0000 grant – to support façade improvements of Marble Block
- ENGINE Maine Development Foundation Grants to Green Initiative, \$2,000 grant - for Energy Audit of facility
- ENGINE Morton Kelley Foundation 2015, \$10,000 – for ongoing maintenance and pre-construction costs.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

- ENGINE Private Fundraising – Marble Block Redevelopment is embarking on an aggressive fundraising campaign to raise \$3M to complete the redevelopment. This entails private donations as well as private foundations.
- ENGINE Morton Kelly Foundation 2016, \$20,000 for pre-construction costs and capital campaign manager fees.
- ENGINE Belvedere Historic Preservation Fund \$15,000 for building envelope analysis and pre-construction costs.
- Historic Preservation Tax Credits (45% of total project cost) – Site is eligible but funding has not yet been secured as of this date.
- EDA Grant – While not a firm commitment, Marble Block has applied for a \$100K EDA Technical Assistance grant in partnership with the University of Maine Orono and the University of New England that will fund a feasibility study to explore development of an accelerator program on the entire second floor of the building.

3. Community Engagement and Partnerships

3.a. Plan for Involving the Targeted Community & Other Stakeholders; and Communicating Project Progress

Our plan for involving the community and other stakeholders, our approach to seek out and consider concerns of the local residents, and our plan for communicating progress include the following methods:

Method	Description
Email Needs Survey to Target Population	In 2011, Engine Inc. distributed a needs survey to identify key program requirements for the Marble Block. The survey identified exhibit space and live/work space as well as restoration of the theater on the third floor as key reuse options of the building. This survey formed the basis for the programming, layout and proposed uses of the Marble Block.
Heart of Biddeford and Engine, Inc.	These two community partners serve on the Board of Directors for MBRC to provide guidance on the planning, funding, and project coordination of the cleanup and redevelopment of the Site. They also hold monthly meetings with their respective Board of Directors where the redevelopment will be discussed.
Program Web Site & Social Media Pages	Our website maintains a Brownfields section that contains postings for public meetings, meeting minutes, project updates, and reports, which will be regularly updated. Partner community organizations will also have information or links on their websites. Social media pages on Facebook and twitter will also be developed and maintained.
Information Repository	Hard copies of program-related materials will be available at the offices of GNECCO LAW OFFICE, who is currently the legal counsel for MBRC, for review by the public.
E-mail	The Heart of Biddeford and Engine, Inc. will utilize their respective e-mail networks to announce and promote the program, solicit input, advertise meetings, and disseminate outcomes.
One on One Education	We will specifically reach out to area residents and business owners about the program by door to door visits.

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Method	Description
Two Public Meetings	Two public meetings will be held during the cleanup project to discuss the overall progress of cleanup and solicit feedback from the community. Meetings will be held outside of normal working hours to increase attendance. The first meeting will be held to present the project to the public and discuss the ABCA, and to solicit feedback from the public regarding the cleanup approach and any associated health concerns. Public comments will be discussed and incorporated into the cleanup plan as necessary. The second meeting will be held during the cleanup to update the public on the progress of the cleanup and solicit feedback on the cleanup and any associated health concerns. Public advertisements and door to door outreach to area businesses and residents will be conducted to notify the target community of the meetings.
Newspaper Releases	Updates of the project will be publicized extensively in local and state-wide newspapers. Public meetings will also be advertised in the local community newspaper.
Print Newsletters	Partner community organizations will utilize their print and email newsletters to promote the program and provide regular project updates.
Flyers	We will distribute flyers at municipal offices, chambers of commerce, and other high foot traffic locations, as well as to neighbors of project sites.

Public meetings will take place at the offices of Gnecco Law Offices, which is near the Marble Block site and is handicapped accessible. If another special need is identified, we will move the meeting to a facility that accommodates that special need. In addition, if language barriers arise, we will provide translation services or accommodate any special needs that are identified.

During cleanup activities, short term measures will be implemented during remediation and redevelopment to ensure protection of general community and sensitive populations. Temporary fencing has already been installed and will be maintained to prevent the public from accessing the site and unsafe work areas. Typically air monitoring and dust suppression will be employed during construction to ensure contaminated dust levels are within acceptable standards. Flagman will be used during construction to make sure that the public is not impacted by equipment or unsafe conditions around the jobsite. In addition, the public participation program discussed above will provide public notice of work activities to be completed as well as contact information to call in questions or concerns during the redevelopment.

3.b. Partnerships with Government Agencies

The Maine DEP will be our partner throughout the cleanup process through participation in the Maine Voluntary Response Action Program (VRAP) (Maine's voluntary cleanup program). The Maine VRAP promotes the investigation, remediation and redevelopment of contaminated properties by offering liability assurances/protections from state enforcement actions for applicants to the program. This program will ensure the cleanup is completed in accordance with federal and state requirements. During the cleanup program, the Maine DEP will provide critical input and guidance regarding liability protections offered as part of the Brownfields Program, review all technical submittals, and provide guidance on the remedial actions for the site.

The Biddeford Environmental Codes Office will be a project partner, serve on cleanup advisory committee and will provide input into the decision-making process for cleanup of the site. Ensuring user safety related to the redevelopment of contaminated sites is of great importance to this Department. He will be supported by the Biddeford Department of Health and Welfare that will be

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

consulted as needed throughout the project to ensure the needs of low-income individuals and families are adequately represented in the decision-making process.

MBRC will also rely on EPA Region 1 Brownfields staff to provide grant management support and input on every aspect of the Program. In addition, other state agencies including the Maine State Historic Preservation Office (for Section 106 review) and the Maine Office of Community and Economic Development (for CDBG and EDA funding) will be instrumental in providing funds for the proposed redevelopment.

3.c. Partnerships with Community Organizations

MBRC has developed partnerships with a variety of community organizations to facilitate the redevelopment of the Marble Block and promote public involvement. A list of these organizations is below and letters of commitment are included in **Attachment 4**.

Organization	Details
Engine, Inc.	Engine is a leadership and advocacy organization committed to designing, launching, and promoting community-based arts programming. They have been supporting all work and decision-making, especially as it pertains to integrating the arts into the downtown area. Engine serves on the Board of MBRC and provide continued inputs into the cleanup and reuse of the Site. Engine will also be one of the key tenants at the Marble Block once redeveloped.
Heart of Biddeford (HoB)	The HoB is devoted to revitalizing downtown Biddeford. This community partner serves on the Board of Directors for MBRC to provide guidance on the planning, funding, and project coordination of the cleanup and redevelopment of the Site. HoB will provide on-going input into redevelopment decisions, and provide community meeting space as needed.
University of New England (UNE)	UNE will partner with Engine, Inc. and other non-profits to incorporate college level education courses at the Marble Block.
City Theater	The City Theater's mission is to foster an appreciation for the performing arts. They will assist with fundraising for the redevelopment and will host performances in the Marble Block, once renovated.

4. Project Benefits

4.a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits: Cleaning up and redeveloping the Marble Block will lead to direct health and welfare benefits to the target community, the ultimate long-term goal of this program. The remediation of PCBs, asbestos, and lead based paint will result in reduced long-term risk for lead poisoning and asthma for children, as well as healthier living conditions for minorities and other sensitive populations living in the target area. The Marble Block occupies a significant percentage of a full City block and activating this long-vacant building will dramatically improve public safety and perception for visitors to the downtown area. Internally, the mixed-use development will attract 1-2 commercial tenants, most likely restaurants or retail, bringing 1-10 more jobs, commercial investment, and increased foot traffic to the downtown area, in addition to the temporary construction jobs during renovation. Currently the City has no community space on Main Street and plans for the Marble Block third floor include creating event space. This in turn, will facilitate downtown revitalization, remove blight, create jobs, increase education attainment,

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reuse the existing infrastructure, and ultimately propel the creative economy into the culture of downtown Biddeford.

Integrating art and the creative economy into Biddeford’s downtown culture will be a means for economic prosperity and downtown revitalization **enhancing the quality of life within the area and will serve as a model for the successful redevelopment of other downtown buildings in the target area. It will provide a means for education and jobs for our residents and will serve as a means to stop the emigration of creative, educated youth from Biddeford. Overall, this will help further the City’s long-term goal to create a safe, vibrant, sustainable, and healthy target area.**

This project will have the indirect benefit to catalyze the removal of blight and resultant economic growth and investment in others areas of the downtown that will benefit the residents and sensitive populations in the target area. Additional investment in the downtown will lead to other businesses and landlords addressing the lead paint and other contamination at their properties and help reduce the cumulative environmental impacts to area children, minority populations, and low income populations who currently live in the target area.

ii. Environmental Benefits: The completion of the cleanup of the Marble Block site will result in the proper management of over 100 tons of PCB and other hazardous building material waste; thus, eliminating the risk of harm to workers and long-term tenants caused by exposure to these contaminants. As previously stated, this project will have the indirect benefit to catalyze removal of blight and resultant economic growth and investment in others areas of the downtown. This will lead to other businesses and landlords addressing the lead paint and other contamination at their properties and help reduce the cumulative environmental impacts to soil, groundwater and building materials within the target area.

4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning or Other Tools: Specific planning policies and tools that facilitate the Marble Block redevelopment include the following:

- Biddeford Downtown Master Plan: The 2011 Downtown Master Plan goal is the creation of “*a downtown where shops, banks, and other traditional businesses flourish alongside the arts and creative enterprises in a friendly, lively, successful atmosphere*”. The redevelopment of the Marble Block follows the City’s downtown revitalization plans and is consistent with the goals and recommendations of the Biddeford Master Plan.
- Historic Preservation Ordinance: The City of Biddeford recently adopted a new Historic Preservation Ordinances to ensure the preservation of the historic character of the downtown. The Marble Block will reuse the existing building and infrastructure consistent with this ordinance.
- Air Ordinance: The City of Biddeford adopted an Air Toxics Control Ordinance in 2002 as part of a comprehensive regulatory plan to prevent, control, abate and limit the emission of toxic air pollutants into the ambient air and thus reducing the cumulative environmental impacts in the target area. The Marble Block will be redeveloped consisted with this air ordinance.

ii. Integrating Equitable Development or Livability Principles: The Marble Block redevelopment will incorporate the following equitable development and livability principles:

Project Benefit	Sustainable/Equitable Development Outcomes
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The Marble Block cleanup will incorporate green remediation techniques and use local contractors to ensure reductions in toxicity while promoting sustainability for the local residents.	-Mitigate Environmental Conditions -Green Remediation
The cleanup and redevelopment of Marble Block will augment infill development within the downtown reusing the onsite building components and existing infrastructure.	-Reuse Existing Infrastructure -Materials Reuse/Recycling
The cleanup and redevelopment of the Marble Block will contain a mix of creative economy for-profit and non-profit businesses creating jobs for residents in the target area.	-Improve Employment Opportunities for Local Residents -Retain Residents Living in Area -Improve Access to Local Residents to Non-Profit Uses
The facility will contain a green roof and urban garden to assist with greener and healthier community	-Contribute to Healthier and Greener Buildings

4.c. Economic and Community Benefits

i. Economic or Other Benefits: While this project is not expected to be a direct driver of the economy, this cleanup grant will support the non-profit reuse of the Marble Block for a center for art, design, and creative entrepreneurship, which will indirectly drive the larger economy. These activities will promote the non-profit purposes of relieving the unemployed and underemployed (estimated to create 10 temporary jobs and 10 to 15 full time jobs) by providing a platform and support for entirely new industries and business opportunities currently unavailable or unattainable in Biddeford. The economic beneficiaries of this reuse include:

- Entrepreneurs starting businesses in the creative economy areas;
- Artists and other creative professionals who will be able to obtain affordable studio or office space, with or without additional services;
- Professionals who may co-locate in the proposed incubator/accelerator/co-work facility at below-market rates because their services are deemed to be beneficial to the above-described entrepreneurs and businesses; and
- Neighboring property owners whose property values are enhanced by the rehabilitation of a prominent building that is currently a dilapidated eyesore, and downtown businesses that would benefit from increased activity, excitement, and foot traffic along lower Main Street.

ii. Job Creation Potential: Partnerships with Workforce Development Programs: We are fortunate in that there are very well qualified contractors and consultants in the local area that can implement the cleanup. While we do not have a local hiring requirement, we typically only advertise projects locally and we will give preference to hiring local professionals and contractors during our bid selection process. There are also no EPA-funded local job training programs in the State of Maine. If an EPA funded local job training grant is awarded in the future, we would be happy to work with the program. In addition, we will have discussions with Coastal Counties Workforce and the local Maine Career Center, who currently offer a wide variety of non-Brownfields job training programs, which could potentially be utilized to encourage future employment in the local community and further leverage Brownfields cleanup funds.

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5. Programmatic Capability and Past Performance

5.a. Programmatic Capability

To assist with the programmatic management of this project, MBRC has partnered with the Brownfields staff of Southern Maine Planning and Development (SMPDC). This team will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project. The overall cleanup and redevelopment of the Marble Block is under the direction of Greg Tarbox, a long-time Biddeford residence. Mr. Tarbox is currently one of the directors of MBRC and is currently managing the \$200,000 EPA Cleanup RLF subgrant from SMPDC. Mr. Tarbox has over 32 years of private sector experience as an entrepreneur and business owner, and has spent hundreds of volunteer hours to create the vision and garner community support for this project.

Mr. Tarbox will be supported by Mr. Chuck Morgan of SMPDC to provide programmatic support of the grant. Mr. Morgan is a 25-year veteran of promoting economic development and managing both federal and state grant programs including U.S. EPA, U.S. Economic Development Administration, and Maine Department of Economic and Community Development within Maine. He has been responsible for the implementation of the SMPDC Brownfields Program since 2004 including over \$1.4 million in both Brownfields Hazardous Substance and Petroleum Assessment funds and their Brownfields Cleanup RLF Program since 2007, closing \$2,186,960 in loans and \$1,535,000 in subgrants.

MBRC believes in a competitive procurement process and generally issues a Request for Qualifications (RFQs) to solicit consultant responses. The RFQs are reviewed by the Board and interviews of the top submittals/firms are conducted. The selection of a consultant will provide MBRC with the technical expertise and resources to achieve success and complete this wonderful project.

5.b. Audit Findings

Marble Block Redevelopment has had no adverse audit findings.

5.c. Past Performance & Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments: In early 2015, Marble Block Redevelopment executed a “non-federal assistance agreement” with SMPDC as part of a \$200,000 Brownfields Cleanup Revolving Loan Fund Subgrant to assist with funding the Phase I cleanup of the site. Since this time, we have hired a Qualified Environmental Professional, completed programmatic requirements and preliminary plans, completed engineering and bidding and have begun the Phase I cleanup. Specific accomplishments or outputs/outcomes include the preliminary plans (CRP, ABCA, SSQAPP, TSCA PCB Plan) and engineering bidding documents. Phase I cleanup work has generated waste disposal documents. A cleanup summary report will be generated after cleanup work is complete. We will be tracking outcomes including jobs created, funds leveraged, and education opportunities for both youth and adults alike.

2. Compliance with Grant Requirements: We are currently in compliance with the terms and conditions of our agreement with SMPDC as well as budget and schedule. Currently about \$50,000 is still remaining in grant funding. However, we expect all these grant funds to be fully expended by January 2016 (way before the end of the subgrant period). We have also submitted timely and acceptable reports to SMPDC and the Marble Block site is up to date in the ACRES database.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

**ATTACHMENT 1
THRESHOLD DOCUMENTATION**

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

ATTACHMENT 1: THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

a. Eligible Entity: Marble Block Redevelopment, Corp. is a 501c.3 non-profit organization. A copy of Marble Block Redevelopment, Corp. non-profit designation is included as **Attachment 2**.

b. Site Ownership: The Marble Block Redevelopment, Corp. owns the site in fee simple title through recorded deed, and is the sole owner.

2. Letter from the State or Tribal Environmental Authority

See letter from the Maine Department of Environmental Protection (Maine DEP) included in **Attachment 3**.

3. Site Eligibility and Property Ownership Eligibility

a. Basic Site Information:

(a) Name of Site: Marble Block

(b) Address of Site: 129 Main Street, Biddeford, Maine 04005

(c) Current Owner of Site: Marble Block Redevelopment, Corp.

(d) Date of Acquisition: November 18, 2014

b. Status and History of Contamination at the Site

(a) Nature of Contamination: The Site was found to be contaminated with hazardous substances including asbestos, lead-based paint (LBP) on nearly all surfaces, and 40 CFR 761.3 defined polychlorinated biphenyl (PCB) bulk product waste and associated remediation waste was identified in paint located in the stairwell from the first to second floor and in the basement of the Site building.

(b) Operational History and Current Uses: The original three story portion of the Site building along Main Street (northeastern portion of the Site) was present in at least 1870 and was identified as Marble Hall at that time, and as the Staples Block by 1885. By 1885 the storefront along Main Street was occupied by Milly and Francy, a clothing and drug store on the first floor, offices on the second floor, and a Masonic Hall on the third floor. The Site was identified as the Marble Block by 1912, with a single bay clothing store on the first floor. According to Site ownership information, the Site was purchased by the M.H. Fishman Company in 1929. M.H. Fishman operated a clothing store out of the storefront until it was sold in 1976. Site use between 1976 and 1982 is unknown. Reny's department store purchased and began operating at the Site in 1982 and remained until 2008. According to the current Site owner, Reny's moved to a larger location in 2008 and donated the Site to the Engine, Inc., a local non-profit organization in 2011.

The southwestern portion of the Site was occupied by a livery stable and residences adjacent to Franklin Street in the late 1800s. The residences along Franklin Street were later occupied by an undertaker and tailor between 1901 and 1932. By 1932, an addition was added to the southern end of the Site building in the southeast portion of the Site off of Franklin Street. A second addition was later added, and the Site building had reached its current configuration fronting on both Main Street and Franklin Street by 1976. The Site building is currently vacant, and has been since 2008.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

- (c) Environmental Concerns: The primary environmental concerns at the property include exposure to asbestos through inhalation of air borne fibers, and LBP and PCBs through direct contact with LBP and PCB-containing painted surfaces.
- (d) Cause, and Nature and Extent of Contamination: Use of PCBs, lead and asbestos in building materials was common in buildings constructed or modified prior to 1980 due to their added strength, durability and longevity properties. Due to the age of the Site building and likely renovations and improvements throughout the building's history, hazardous building materials were used within the Site building.

A LBP X-ray fluorescence (XRF) Test, Asbestos Demolition Impact Assessment, and Phase II Environmental Site Assessment identified asbestos containing materials, lead based paint and PCB containing building materials in the Site building. PCB-containing paint contained PCB concentrations exceeding the 50 ppm TSCA threshold for bulk product waste in the stairwell from the first to second floor and throughout the basement. Supplemental sampling indicated the porous concrete substrate in the stairwell had also been impacted through migration of PCBs. The concrete substrate is considered a remediation waste under 40 CFR 761. The wall substrate in the basement was found to be impacted by PCBs exceeding the 1 mg/kg remediation waste threshold for high occupancy, but not the 25 mg/kg threshold for low occupancy. Asbestos was identified in floor tiles, window glazing, pipe insulation, breaching, and duct wrap; and degrading LBP was confirmed throughout the Site building.

c. Sites Ineligible for Funding

- (a) The Site is not listed or proposed to be listed on the National Priority List
- (b) The Site is not currently subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
- (c) The Site is not subject to jurisdiction, custody, or control of the United States Government.

d. Sites Requiring a Property-Specific Determination

The Site does not require a property-specific determination. This Site is not: (a) involved in a planned or ongoing CERCLA removal action; (b) subject to orders or permits issued under RCRA, FWPCA, TSCA, or SDWA; (c) undergoing active or planned corrective actions required under RCRA; (d) subject to the closure requirements under RCRA; (e) under current or potential future remediation orders to address a release of PCBs (please note that PCBs will be remediated under a self-implementing cleanup plan but not a remediation order) (f) receiving or anticipated to receive monies for cleanup from a LUST trust fund.

e. Environmental Assessments Required for Cleanup Proposals

Type of Assessment	Report Title	Preparer	Date
ASTM E 1527-13 Phase I ESA	Phase I ESA	Credere Associates, LLC	May 15, 2014
ASTM E1903-11 Phase II ESA	Phase II ESA	Credere Associates, LLC	October 3, 2014
ASTM E 1527-13 Phase I ESA	Phase I ESA Update	Credere Associates, LLC	November 3, 2014

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

f. CERCLA § 107 Liability

The Marble Block Redevelopment, Corp. is not potentially liable for contamination at the Site under the Bona Fide Prospective Purchaser protection. The Marble Block Redevelopment, Corp. was not: an owner or operator at the time of disposal of hazardous substances, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the Site.

g. Enforcement or Other Actions

No ongoing or anticipated environmental enforcement actions have been issued for the Site. An application under the Maine DEP Voluntary Response Action Program has been submitted by the Marble Block Redevelopment, Corp. to the Maine DEP in accordance with the State of Maine Environmental Regulations 38 MRSA Section 343-E. A “No Action Assurance letter” has been obtained from the Maine DEP for the Site prior to implementing remedial activities.

h. Information on Liability and Defense/Protections

- i) Information on the Property Acquisition: The Marble Block Redevelopment, Corp. acquired the property from Engine, Inc. on November 18, 2014, by negotiated acquisition. The Marble Block Redevelopment, Corp. has sole ownership as indicated by fee simple title through recorded deed. The Marble Block Redevelopment, Corp. has an affiliation with Engine Inc., the previous owner, as the non-profit community in Biddeford is small. While we are separate corporate entities and have different Boards of Directors, we have similar missions and two individuals serve on both Boards of Directors. Engine, Inc. also intends to be a tenant at the Marble Block. At no time did either Marble Block Redevelopment, Corp. or Engine, Inc. dispose of a hazardous substance, arrange for the treatment or disposal of hazardous substances, or accept hazardous substances for transport to disposal or treatment facilities at the Site.
- ii) Timing and/or Contribution Toward Hazardous Substances Disposal: The implementation of use and degradation of hazardous building materials occurred prior to the Marble Block Redevelopment, Corp.’s acquisition of the Site. Marble Block Redevelopment, Corp. has never arranged for the disposal of hazardous substances at the Site, or transported hazardous substances to the Site.
- iii) Pre-Purchase Inquiry: An ASTM Phase I Environmental Site Assessment was completed by Credere Associates, LLC, dated May 15, 2014 under Southern Maine Planning and Development Commission Brownfields Assessment program. Based on the findings of the May Phase I ESA, an ASTM Phase II Environmental Assessment was completed by Credere Associates, LLC, dated October 3, 2014. An ASTM Phase I Environmental Site Assessment Update was completed by Credere Associates, LLC, dated November 3, 2014 for Marble Block Redevelopment, Corp prior to MBRC obtaining ownership of the Site. Credere Associates, LLC personnel who completed the assessments meet the qualifications of “environmental professional” as defined in the EPA rule for “All Appropriate Inquiry.” The May 15, 2014, Phase I ESA and November 3, 2014, Phase I ESA Update serve as the pre-purchase inquiry conducted within 180 days of acquisition.
- iv) Post-Acquisition Uses: The Site is currently vacant and is not in use. There are no applicable current or prior users during the time of ownership of the Site by the Marble Block Redevelopment, Corp.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

- v) Continuing Obligations: The Marble Block Redevelopment, Corp. is not aware of any continuing sudden releases or threatened releases at the Site. All contaminants of concern at the Site are contained to the Site building. The Site building remains locked with only authorized access to prevent future releases of hazardous substances as a result of vandalism and trespassing and exposure to the public.

Marble Block Redevelopment, Corp. commits to complying with all land-use restrictions and future institutional controls, assisting and cooperating with those performing the cleanup and providing access to the property, complying with all information requests and administrative subpoenas that may be issued in connection with the property, and providing all legally required notices.

- i. Petroleum Sites: The Marble Block Redevelopment, Corp. is not requesting funding for the cleanup of petroleum contamination at this time.

4. Cleanup Authority and Oversight Structure

- a. Cleanup Oversight: The Site has been entered into the Maine DEP Voluntary Response Action Program, Maine's voluntary cleanup program. Under the Voluntary Response Action Program, the Maine DEP is providing technical review and comment on all plans, reports, and activities pertaining to cleanup of the Site.

The Marble Block Redevelopment, Corp. will also hire an environmental consultant prior to implementing remediation activities at the Site. The consultant will obtain and evaluate remediation contractor bids, coordinate and oversee remediation activities, and document the remedial actions pertinent to the Maine DEP Voluntary Response Action Program. Marble Block Redevelopment, Corp.'s procurement procedures will be consistent with 40 CFR Part 30.

- b. Adjacent Property Access: Site contamination is confined to the Site building and adjoining property access is not required.

5. Cost Share

- i) Source of Cost Share Funds: Marble Block Redevelopment will use direct financial contributions to meet the 20% cost share.
- ii) Cost Share Waiver: A hardship waiver is not being requested.

6. Community Notification

The Marble Block Redevelopment Corporation conducted a public meeting on December 9, 2015, at 5:00 PM to gather comments on the draft Brownfields Cleanup Grant application being submitted to the federal EPA and the Analysis of Brownfields Cleanup Alternatives (ABCA) for the cleanup of the Marble Block. The meeting was held at the Gnecco Law Office, located at 215 Main Street, Suite 101 in Biddeford, Maine. Two (2) people attended the meeting representing Marble Block Redevelopment Corp. No public attendees were present at the meeting. We did not receive any formal comments from the public. The required documentation including a copy of the meeting advertisement, a summary of comments received, and responses to public comments, are included in **Attachment 6**. A copy of the Analysis of Brownfields Cleanup Alternatives is included as **Attachment 7**.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

**ATTACHMENT 2
MARBLE BLOCK REDEVELOPMENT, CORP. NON-PROFIT
DESIGNATION**



MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Fri Dec 19 2014 10:03:43. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
MARBLE BLOCK REDEVELOPMENT CORP.	20150073ND	NONPROFIT CORPORATION (T13-B)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/19/2014	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

JEFFREY R. GNECCO
215 MAIN STREET
SUITE 101
BIDDEFORD, ME 04005

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\(\\$10.00\)](#)

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

**ATTACHMENT 3
LETTER FROM STATE OR TRIBAL AUTHORITY**



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

AVERY T. DAY
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Marble Block Redevelopment Corp ("MBRC") plans to conduct cleanup and is applying for federal Brownfields grant funds.

Jeff Gnecco of MBRC has developed an application requesting site-specific federal Brownfields Cleanup funding for one parcel of property at the Marble Block property in Biddeford.

If the MBRC 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) 287-4854 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: Dorrie Paar, USEPA
Jeff Gnecco, MBRC

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(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

**ATTACHMENT 4
LETTERS OF SUPPORT FROM COMMUNITY ORGANIZATIONS**



EXECUTIVE BOARD
Micki Whelan, *President*
Greg Tarbox, *Vice President*
Don Furman, *Treasurer*
Donna McNeil, *Secretary*

BOARD OF DIRECTORS
Scot Arthur
Jessica Buckley
Stephen Burt
Gabrielle Gallucci
Ann Irving
Renee O'Neil
Carol Smith Miller
Greg Tarbox

BOARD OF ADVISORS
Stephen Abbott, *Board President Emeritus*
Joshua Bodwell, *Founding Board Member*
Candace Karu
Caleb Johnson

December 15, 2015

Micki Whelan, President
Engine
128 Main Street
Biddeford ME 04005

Subject: **Letter of Support for Marble Block Redevelopment Corp's E.P.A. Grant**

Dear Sir or Madam:

I am writing today to express Engine's support of the Marble Block Redevelopment Corporation (MBRC) Environmental Protection Agency (EPA) Grant Request. Engine has a mission *to foster and integrate the arts and design, education, and sustainable creative entrepreneurialism as an explicit community value and civic priority in Biddeford.*

Engine fully supports, both in spirit and financially, MBRC's efforts to provide and oversee the redevelopment of the historic Marble Block building in downtown Biddeford, Maine, into a center for art, design, and creative entrepreneurship which includes historic preservation of a prominent, architecturally significant building in the heart of Biddeford's historic downtown district, for public benefit, and the creation of a public space dedicated to Engine's goal of attracting a wide variety of talented people into the downtown community in order to grow business as well as art and design focused activities.

Our organization shares MBRC board's vision for a revitalized downtown Biddeford and are excited by the opportunity to work cooperatively with them towards that goal. Engine has been working on creative placemaking for five years now and are starting to see the fruits of our efforts in significant development investment in the community and small businesses starting up in the past two years.

We are encouraged by MBRC's plans and strongly encourage the EPA to fund MBRC's grant application.

Please feel free to contact me at if I can be of any further help.

Sincerely,

Micki Whelan
President, Engine Board of Directors

Please support our mission *to make arts-driven programming, cultural development, and sustainable creative entrepreneurialism an explicit community value and civic priority in Biddeford.* Our goal is to provide space to be creative and innovative, to provide educational opportunities to all, and to build a community and to continue to move Biddeford forward.

City Theater

heart of the performing arts

Biddeford Maine's Historic Opera House



December 7, 2015

Mark Nahorney, President of the Board
City Theater Associates
205 Main Street
Biddeford ME 04005

To Whom It May Concern:

I am the President of the Board of City Theater Associates. The board would like offer its support of the Marble Block Redevelopment Corporation (MBRC) Environmental Protection Agency (EPA) Grant Request.

City Theater Associates is a non-profit organization, housed at the historic City Theater in Biddeford, Maine. The organization's mission is to foster an appreciation for the performing arts by using creative avenues to increase community involvement.

We are excited to see the historic Marble Block building renovated into a center for art, design, and innovation. The MBRC's mission to renovate this building to create space for the visual and performing arts, arts education, and community events complements our own mission of increasing community involvement through the arts. City Theater Associates understands the economic and cultural benefits of the arts and is looking forward to the day that the Marble Block opens its doors attracting an even larger audience of arts enthusiasts into our downtown. The Marble Block presents a potential opportunity for City Theater Associates to use the historic theater for rehearsal space and additional performances.

City Theater Associates strongly supports the MBRC's grant application.

I can be reached at 207-590-7277 if you have any questions.

Regards,

Mark Nahorney, President of the Board
City Theater Associates

1896 - 2016 120TH ANNIVERSARY



UNIVERSITY OF
NEW ENGLAND

College of Arts and Sciences

Biddeford Campus
11 Hills Beach Road
Biddeford, ME 04005
(207) 602-2626 T
(207) 602-5926 F

December 8, 2015

To Whom It May Concern:

As the Chair of Art Department at the University of New England (UNE), I am offering my support of the Marble Block Redevelopment Corporation (MBRC) Environmental Protection Agency (EPA) Grant Request.

UNE's art department and Engine, a local arts nonprofit, have been partnering in efforts to stimulate the arts and to bring students into downtown Biddeford since 2007, offering two courses in studio/exhibition practice, and for the third time now a 3D design and printing course. Additionally we have staged art shows, theater events and university functions in the mills and in Engine's current leased space. In the new Marble Block center, owned and being renovated by MBRC, UNE will remain committed to an ongoing community and academic relationship in partnership with Engine.

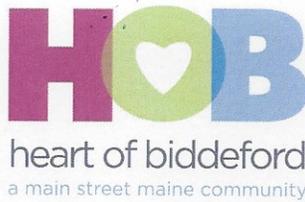
Having the university's presence in the downtown is important to the renaissance of downtown Biddeford economically and culturally. The Marble Block is central to the rejuvenation of Main Street and the center for art, design, and innovation will create a vibrant, lively community space. We are in wholehearted support of the Marble Block redevelopment effort and strongly encourage the EPA to fund MBRC's grant application.

Please feel free to contact me at sburt@une.edu or (207) 602-2193 if I can answer and questions or be of any further help.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Burt', with a long horizontal flourish extending to the right.

Stephen Burt, Associate Professor and Chair
Department of Creative and Fine Arts
University of New England
11 Hills Beach Road
Biddeford ME 04005



December 14, 2015

Delilah Poupore, Executive Director
Heart of Biddeford
205 Main Street
Biddeford ME 04005

Dear Sir or Madam:

As the Executive Director of the Heart of Biddeford, I am offering my organization's support of the Marble Block Redevelopment Corporation (MBRC) Environmental Protection Agency (EPA) Grant Request.

The Heart of Biddeford (HOB), a not-for-profit organization founded in 2004, is devoted to revitalizing downtown Biddeford. In partnership with the City of Biddeford, the business community, property owners, and residents, the HOB fosters economic development and improves the downtown and quality of life within its boundaries by supporting existing businesses, attracting new businesses, promoting the downtown through events and working to beautify the urban core.

HOB, as an advocate and proponent for historic preservation, is excited to see the Marble Block renovated into a hub for art, design, and innovation. The building, when completed, will draw people into the downtown spurring economic development, providing space for community events, and transforming a now dilapidated major structure into a beautiful architectural gem for the City for years to come. The Heart of Biddeford has supported, and will, support fundraising efforts in partnership with MBRC in addition to holding community events in its renovated space.

Therefore, the HOB strongly supports the MBRC's grant application.

I can be reached at director@heartofbiddeford.org or (207) 284-8520.

Regards,

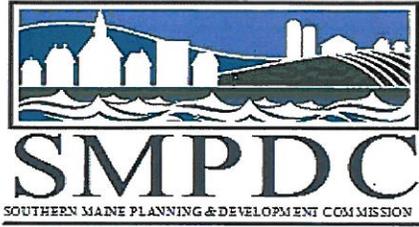
Delilah Poupore, Executive Director
Heart of Biddeford

Mission Statement:

The Heart of Biddeford in partnership with the City of Biddeford, the business community, property owners, and residents, fosters economic development and improves the downtown and quality of life within its boundaries by supporting existing businesses, attracting new businesses, promoting the downtown through events and working to beautify the urban core.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

**ATTACHMENT 5
DOCUMENTATION OF LEVERAGED FUNDS**



Serving the Municipalities of
Southwestern Maine
For 50 years

December 17, 2014

Greg Tarbox, Managing Partner
Marble Block Redevelopment Corp.
c/o Gnecco Law Office
215 Main Street, Suite 101
Biddeford, ME 04005

Subject: Letter of Commitment and Documentation of Leveraged Funds
Marble Block Brownfields Cleanup

Dear Mr. Tarbox:

Southern Maine Planning and Development Commission (SMPDC) is a non-profit regional planning organization that was founded in 1964 in response to an identified need for a coordinated effort for economic development and resource management. Since this time we have been conducting economic development, environmental, land use and transportation planning and providing technical assistance to the municipalities and non-profits in the region for 50 years. SMPDC serves thirty-nine communities in York County, southern Oxford County and Cumberland County. SMPDC has been implementing a successful Brownfields Assessment Program since 2004 and a Brownfields Cleanup Revolving Loan Fund (RLF) since 2007.

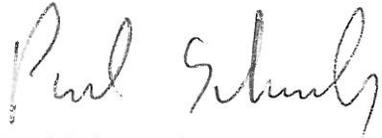
Leveraging: SMPDC has been supporting the Marble Block Redevelopment project since its inception in 2013. Marble Block Redevelopment has been able to leverage over \$30,000 in Brownfields Assessment funds provided by SMPDC to complete the needed assessment for the acquisition and cleanup planning for the project. In addition, SMPDC has recently approved \$200,000 in cleanup funds from our Brownfields RLF program to assist with the cleanup of PCBs in the basement of the building and asbestos in the basement and first floor of the building. These funds are to serve as seed funds to begin the \$500,000 cleanup required for the site.

Continued Commitment: The Marble Block project is critical to the revitalization of downtown Biddeford. SMPDC will continue to support Marble Block Redevelopment throughout the grant period by serving on the cleanup advisory committee and providing general Brownfields support to Marble Block Redevelopment during the course of the project. In addition, we pledge Mr. Chuck Morgan, SMPDC's Brownfields Coordinator, to support Marble Block Redevelopment Corp in implementing the required Programmatic activities necessary to implement the grant. Mr. Morgan has over 10 years

Brownfields experience and has managed over \$4 million in RLF funds and \$1 million in assessment funds. He will provide direct support to Marble Block Redevelopment in areas of federal bidding requirements, fund drawdowns, quarterly reporting, ACRES updates, and community outreach.

Please contact me at (207) 324-2952 if you have any questions or need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Paul Schumacher". The signature is written in black ink and is positioned above the printed name.

Paul Schumacher
Executive Director

Elmina B. Sewall

F O U N D A T I O N

15 Main Street, Suite 230, Freeport, Maine 04032

Phone 207-865-3810 Fax 207-865-3811 info@sewallfoundation.org www.sewallfoundation.org

May 24, 2013

Ms. Tammy Ackerman
Engine Inc.
PO Box 1681
Biddeford, ME 04005

Dear Tammy,

The Elmina B. Sewall Foundation was established by Mrs. Elmina Brewster Sewall of Kennebunk in 1982. The Foundation strives to enhance the quality of life for those in Maine through the conservation of the natural environment and support for the well being of animals and humans. The Foundation seeks to inspire the generosity of others and empower those who share its vision to work together for healthy, vibrant communities.

Every year the Foundation receives many requests for funding from hardworking organizations that share our goal of improving Maine's quality of life and place. We are honored and privileged to continue Mrs. Sewall's legacy of philanthropy through the award of this **restricted grant** in the amount of \$25,000 to Engine Inc. in support of *Revival of the Marble Block*.

This grant is subject to the terms set below:

1. The Grantee shall expend funds exclusively for the stated purpose as noted above and further described in the grant proposal.
2. The grant period extends for 12 months from the date of award.
3. The Grantee attests to the Grantee's public charity status under Sections 501(c)3, 170(b)(1)(A) and 509(a) of the Internal Revenue Code of 1986, as amended, and agrees to notify the Foundation of any change in the Grantee's status.
4. Should the Grantee's public charity status change; the Foundation reserves the right to be reimbursed for any unexpended funds.
5. The Grantee agrees to repay any part of the award that is not used for the stated purpose of the grant, unless prior written authorization was provided by Foundation staff
6. The Grantee shall not, under any circumstances, transfer, assign, or encumber any portion of the grant. Furthermore, the Grantee agrees that the grant funds will not be expended, transferred, or used for any purpose or in any fashion that is prohibited by an applicable law of the United States or of any domestic or foreign jurisdiction.

7. The Grantee shall maintain accurate accounting records and retain records of receipts and disbursements related to the expenditure of grant funds and will keep such accounting records for at least two years after the end of the grant period. The Foundation, at its expense, and on reasonable notice to the Grantee, may inspect, audit or copy the Grantee's records pertaining to this grant.
8. **The Grantee shall provide a report to the Foundation no later than July 7, 2014 or 60 days after the completion of the project – whichever is sooner.** This report shall be submitted online through the Foundation's online grant system.

A report form and instructions will be available through the Foundation's online grant management system within one week. To access this, log onto your organization's account at: http://www.sewallfoundation.org/report_guidelines.php and select the "requirements" tab.

Please acknowledge your receipt of this check and agreement with the terms by having an authorized officer sign this letter where indicated and return it to the Foundation *no later than June 20, 2013*. Also note that depositing or cashing the enclosed check is further acknowledgement of your acceptance of the terms of the grant.

Should you have any questions, please contact me or the Foundation's Program Officer, Megan Shore, at any time. On behalf of the Board of Directors of the Elmina B. Sewall Foundation, I am pleased to congratulate you on this award and wish you success with your important work.

Sincerely,


Jay Espy
Executive Director

Enc.

The above-noted grant award is acknowledged and accepted by:

Tammy Ackerman
Signature
TAMMY ACKERMAN
Name (printed)
EXECUTIVE DIR
Title (printed)
7/13/13
Date

Please retain a copy of this letter and return the signed original to:

Elmina B. Sewall Foundation
15 Main Street, Suite 230
Freeport, ME 04032

Elmina B. Sewall

FOUNDATION

15 Main Street, Suite 230, Freeport, Maine 04032

Phone 207-865-3810 Fax 207-865-3811 info@sewallfoundation.org www.sewallfoundation.org

May 29, 2014

Ms. Tammy Ackerman
Engine Inc
PO Box 1681
Biddeford, ME 04005

Dear Tammy,

I am pleased to tell you that the Elmina B. Sewall Foundation has awarded a **restricted grant** in the amount of \$50,000 to Engine Inc in support of *Marble Block Revival Part II*. Every year the Foundation receives many requests for funding from hardworking organizations that share our goal of improving Maine's quality of life and place. We are honored and privileged to continue Mrs. Sewall's legacy of philanthropy through the award of this grant.

This grant is subject to the terms set below:

1. The Grantee shall expend funds exclusively for the stated purpose as noted above and further restricted to support the feasibility study and associated staff support as described in the grant proposal.
2. The grant period extends for 12 months from the date of award.
3. The Grantee attests to the Grantee's public charity status under Sections 501(c)3, 170(b)(1)(A) and 509(a) of the Internal Revenue Code of 1986, as amended, and agrees to notify the Foundation of any change in the Grantee's status.
4. Should the Grantee's public charity status change; the Foundation reserves the right to be reimbursed for any unexpended funds.
5. The Grantee agrees to repay any part of the award that is not used for the stated purpose of the grant, unless prior written authorization was provided by Foundation staff
6. The Grantee shall not, under any circumstances, transfer, assign, or encumber any portion of the grant. Furthermore, the Grantee agrees that the grant funds will not be expended, transferred, or used for any purpose or in any fashion that is prohibited by an applicable law of the United States or of any domestic or foreign jurisdiction.

7. The Grantee shall maintain accurate accounting records and retain records of receipts and disbursements related to the expenditure of grant funds and will keep such accounting records for at least two years after the end of the grant period. The Foundation, at its expense, and on reasonable notice to the Grantee, may inspect, audit or copy the Grantee's records pertaining to this grant.
8. None of the awarded funds are earmarked for lobbying.
9. **The Grantee shall provide a report to the Foundation no later than July 14, 2015 or 60 days after the completion of the project – whichever is sooner.** This report shall be submitted online through the Foundation's online grant system.

A report form and instructions will be available through the Foundation's online grant management system within one week. To access this, log onto your organization's account at: http://www.sewallfoundation.org/report_guidelines.php and select the "requirements" tab.

Please acknowledge your receipt of this check and agreement with the terms by having an authorized officer sign this letter where indicated and return it to the Foundation *no later than June 27, 2014*. Also note that depositing or cashing the enclosed check is further acknowledgement of your acceptance of the terms of the grant.

Should you have any questions, please contact me or the Foundation's Program Officer, Megan Shore, at any time. On behalf of the Board of Directors of the Elmina B. Sewall Foundation, I am pleased to congratulate you on this award and wish you success with your important work. The value of the funds entrusted to the Foundation by Mrs. Sewall is only realized through the efforts of those with whom we work.

Sincerely,


Jay Espy
Executive Director

Enc.

The above-noted grant award is acknowledged and accepted by:

Signature

Name (printed)

Title (printed)

Date

Please retain a copy of this letter and return the signed original to:

Elmina B. Sewall Foundation
15 Main Street, Suite 230
Freeport, ME 04032

Main Street Makeover Application

HoB Director <director@heartofbiddeford.org>
To: Tammy Ackerman <director@feedtheengine.org>
Cc: Daniel Stevenson <dstevenson@biddefordmaine.org>

Mon, Nov 3, 2014 at 2:15 PM

Dear Tammy,

The Heart of Biddeford Design Committee in conjunction with Biddeford's Director of Economic & Community Development, Daniel Stevenson, have reviewed your Main Street Makeover Application. We are pleased to inform you that you will be awarded the full \$15,000 for which you applied.

Please read the attached program overview for the requirements, deadlines, and payment procedures.

As stated in your application, any new exterior work must be approved by the Historic Preservation Commission. The Main Street Makeover approval does not also grant Historic Preservation approval.

I am happy to meet to explain how the Main Street Makeover program works if you have any questions.

Thank you for applying for helping to make visual improvements in Biddeford's downtown.

Sincerely,

Delilah

--

Delilah Poupore
Heart of Biddeford Executive Director
HoB Office: [\(207\) 284-8520](tel:2072848520)



Biddeford Main Street Makeover Grant App Final.pdf
523K



October 8, 2014

Dear Tammy,

Congratulations on executing the contract to begin work on the marble block façade! We are so excited and appreciate your willingness to focus on this project when you have so many other things to juggle as well.

Enclosed you will find a check for \$14,471 dollars of funds to be used on the façade of the marble block building. As discussed the money should be used to remove the red and blue panels (by Oct 22), repaint, install/repair exterior wash lighting and provide some kind of aesthetically appealing window installation. We eagerly await the completion dates for the other items and trust that they will all be completed in time for the holidays as was agreed upon at the board meeting. Any remaining funds can be used as you see fit on the exterior of the building on either main street or around the corner after the aforementioned work has been substantially completed.

Please kindly send us a letter acknowledging this donation and your federal id information as a 501c(3) organization. Our corporate name and address is below:

B. Peachee Inc. dba angelrox
34 Union Street
Biddeford Maine 04005
Tax Id# 13-4136487

Again, we wanted to thank you for all that you have done and continue to do to make Biddeford such a special place. We are excited to have this opportunity to help!

Julian & Roxi

angelrox.com

25 alfred street biddeford me 04005

COMPOSE

Anne Ball

to Dick, Jennifer, info, Janet, Dorothy, Leslie, Ernestine, Patrick, rboulet, Kurt, Dick, me, Lorain, Chris, Anne



Hello Grants to Green Grantees

As you know Grants to Green grantees are required to have a Green Champion within their organization to take the lead sustainability efforts within the organization and to attend Green Champion gatherings. I have attached a Green Champion Responsibilities sheet in case you are still trying to determine who in your organization might fill this role. We hope the organization's Green Champion or another individual will attend our December 10, 2014 Green Champion gathering in with the Maine Downtown Center's Maine Downtown Institute at the Curtis Memorial Library in Brunswick. The Green Champions will be having lunch together from 11:15AM-12:15pm and then the Green Champions will be participating in the Maine Institute on Energy Efficiency in Your Downtown and in Your Historic Building from 12:30-3:30pm.

In order to prepare for Dec 10th we have 4 things we need you to do if you have not already done so:

1. Please register your Green Champion (or who will be attending from your organization) for the Maine Downtown Institute of the program at: <http://www.mdf.org/events/Maine-Downtown-Institute-2014/762/>
When registering please choose the option "I have received a Grants to Green Grant" and then you will not pay a registration fee.
2. Please notify me by email ASAP who will be attending as your Green Champion and whether they have any dietary restrictions for our lunch meeting.
3. For December 10th please find out your buildings square footage and bring a laptop with you and energy data records from the last 13 months.
4. Please create an account at www.energystar.gov/portf-needtime-portfolio-manager Use a password that you are comfortable with.

Here is our agenda:

11:15am-12:15pm Lunch and Green Champions Meeting in Seminar Room upstairs at Curtis Memorial Library

12:30-3:30pm Maine Downtown Institute, Morrell Room at Curtis Memorial Library: Energy Star Portfolio Training, Green Champion, Importance of the audit, Energy Efficiency Upgrades in Historic Buildings, Funding Energy Efficiency upgrades

- Inbox (3,043)
- Starred
- Important
- Sent Mail
- Drafts (15)
- Spam (156)
- Trash
- Circles
- Adobe
- Artists
- Arts Education (3)
- Biddeford Ball
- Blackstone
- Board
- Branding
- Business
- Business Planning

- Tammy
- Joshua Bodwell
Boy, must be about 1
- Tristan Houtz
Me see you soon
- Edwige Charlot
copy for the back of y
- Edwige Charlot
I didn't see this until n
- Eli, Abby, Caroline
You were in a vid
- Abby Manahan
Me you're on mute at
- Greg Tarbox
You were in a vid
- Jess Knox
You were in a vid
- Eli Sidman
You were in a vid





December 3, 2015

Ms. Tammy Ackerman, Executive Director
Engine Inc
PO Box 1681
Biddeford, ME 04005

Dear Ms. Ackerman:

It is a pleasure to inform you that the committee for the Belvedere Fund for Historic Preservation of the Maine Community Foundation has approved a grant in the amount of \$15,000.00 to complete a building assessment by Building Envelope Specialist leading to the rehabilitation/restoration of the historic Marble Block's facade. Before this grant can be awarded, you must complete and return both a Letter of Agreement and a Stewardship Agreement to the foundation. ***We will forward those documents for your approval after we receive them from the Maine Historic Preservation Commission. Please wait until you receive these documents before responding.***

If you would like to see examples of these documents, you can find samples of both the Letter of Agreement and the Stewardship Agreement in the Belvedere Historic Preservation Program's Grant Manual, which is available on the Maine Community Foundation website (www.mainecef.org/belvederehistoric.aspx).

If you have any questions regarding this grant or the required agreements, please contact me at 667-9735 x1122 or cmelio@mainecf.org.

Congratulations!

Sincerely,

A handwritten signature in blue ink that reads "Cathy Melio".

Cathy Melio
Program Officer, Midcoast and Downeast

MORTON-KELLY CHARITABLE TRUST

Board of Directors

Janet Henry
Merton G. Henry, Esq.
Erik C. Jorgensen
Marilyn A. Lalumiere
Michael J. Quinlan, Esq.

Mildred D. Morton (1891-1992)
Joan M. Kelly (1921-2012)

Mailing Address

c/o Michael J. Quinlan
P.O. Box 4510
Portland, ME 04112
(207) 775-7271

December 2, 2015

Tammy Ackerman,
Engine
P.O. Box 1681
Biddeford, ME 04005

Wrote Thank You
12/7/15 T.A.

Re: Grant Award

Dear Ms. Ackerman:

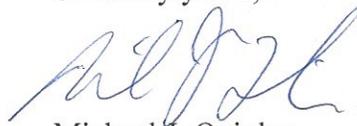
I am pleased to enclose a grant award check in the amount of \$20,000 from the Morton-Kelly Charitable Trust to Engine in support its center for art/design Marble Block preconstruction budget; operating costs; executive director's time allocated to the project; and developing a capital campaign. Please note that this is a one-time grant and does not represent a continuing commitment to award grants in future years.

Acknowledgement of this grant should be made to the Morton-Kelly Charitable Trust, c/o Michael J. Quinlan, Secretary, at the address provided above, no later than January 15, 2016.

Please send us a written report as to how these grant funds were expended and utilized by October 1, 2016. Future grant requests will not be considered from organizations failing to report on grants previously received.

Congratulations on this grant award. We wish you and your organization every success.

Sincerely yours,



Michael J. Quinlan
Treasurer

MJQ/wf
Enclosure

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

**ATTACHMENT 6
COMMUNITY OUTREACH DOCUMENTATION**

MEMORANDUM

DATE: December 18, 2015

TO: File

FROM: Mr. Greg Tarbox
Marble Block Redevelopment Corp.
c/o Gnecco Law Office
215 Main Street
Biddeford, Maine
gftbox@gmail.com

CC: File,

SUBJECT: Community Notification
Cleanup of the Marble Block, 129, Main Street, Biddeford, Maine
EPA Brownfields Cleanup Grant Application
Preliminary Analysis of Brownfields Cleanup Alternatives (ABCA)

Marble Block Redevelopment Corp. (MBRC) is applying for an EPA Brownfields Cleanup grant of \$200,000 for the remediation of the Marble Block. As part of the Community Notification requirements of the grant application, this memorandum provides the required documentation to meet the Community Notification requirements.

Public Comment Period

MBRC held a public comment period for the draft grant applications and ABCA from December 4 through December 18, 2015.

Advertisement for Solicitation of Public Comments

The public notice for notification to the public and solicitation of public comments were placed in the Journal Tribune newspaper on December 4, 2015, notifying the public of the availability of the draft grant application, the date of the public meeting and how to submit comments on the draft grant application. This notice was also posted on MBRC's website. Copies of these public notices are attached to this memorandum.

Location of Grant Applications for Review

The grant application was, and the ABCA remains, available for review at the Gnecco Law Offices located at 215 Main Street, Suite 101, in Biddeford, Maine.

Public Meeting/Meeting Notes

One public meeting was held regarding the Brownfields Cleanup grant application on December 9, 2015, at 5:00 PM. Mr. Jeff Gnecco of MBRC and Mr. Jonathan O'Donnell of Credere Associates, LLC (MBRC's current Qualified Environmental Professional) chaired the meeting. There were no attendees at the meeting.

Public Comments Received

There were no attendees at the meeting, and the meeting was adjourned at 5:40 PM with no comments received. Since no comments were received on the grant application, no responses are provided.

JOURNAL TRIBUNE CLASSIFIEDS

PUBLIC NOTICES

TOWN OF ARUNDEL NOTICE OF PUBLIC HEARING

The Arundel Zoning Board of Appeals will hold a public hearing on two administrative appeals as requested by: Dubois Livestock, Inc., Map #19, Lot #6 Zone B-4 (Property owned by Randall Trust)

Date: December 16, 2015
Time: 7 P.M.
Place: Mildred L. Day School Library

The first Appeal the applicant asserts 11 grounds of appeal, claiming that the Code Enforcement Officer (the "CEO") erred, abused his discretion and acted without jurisdiction when he issued Notices of Violation dated October 12, 2012 and June 29, 2015.

The second Appeal the applicant asserts 11 grounds of appeal, claiming that the Code Enforcement (the "CEO") erred, abused his discretion and acted without jurisdiction when he issued a Notice of Violation dated October 20, 2015.

In sum, the appeals assert that: (a) various provisions of the Town's Land Use Ordinance (the "LUO") are unconstitutional; (b) the CEO failed to determine his own jurisdiction; (c) the CEO erroneously claimed that Dubois Livestock, Inc had not complied with the conditions set out in the Notices of Violation; (d) the CEO erred, abused his discretion and acted without jurisdiction when he was seeking "bills of lading" and "summary reports"; (e) the CEO erred, abused his discretion and acted without jurisdiction when he failed to perform his mandatory duty to provide a report to the Planning Board; and (f) the CEO erred, abused his discretion and acted without jurisdiction when it determined that Dubois Livestock, Inc. must submit a permit renewal application to the Arundel Planning Board.

Site Walk: N/A
Secretary, Board of Appeals
(12/4,5,7/15)

PUBLIC NOTICES

ment Corporation, at 207-571-9365 or gttbox@gmail.com to receive a copy or to submit formal comments on the draft documents. Please note that the draft Analysis of Brownfields Cleanup Alternatives (ABCA) previously underwent a 30-day public comment period from December 5, 2014 through January 4, 2015. All public comments received were incorporated into the final ABCA document. (12/4/15)

Agenda
Saco Planning Board Tuesday, Dec. 8, 2015 City Hall Conference Room 5:30 p.m.
Regular Meeting
1. Public Hearing: Preliminary plan review of a proposed eleven lot subdivision at 79 Buxton Road. Applicant is J. Thomas Scrivener, LLC. Tax Map 88, Lots 14 and 14-2. Zoned R-1d. (12/4/15)

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered October 17, 2014, as affected by an Order entered on November 17, 2015 in the action entitled The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-J5, Mortgage Pass-Through Certificates, Series 2006-J5 v. Leonard N. Bean, et al., by the Maine District Court, Division of Springvale, Docket No.: RE-14-54, wherein the Court adjudged the foreclosure of a mortgage granted by Leonard N. Bean and Dawn T. Bean to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Decision One Mortgage Company, LLC dated May 22, 2006 and recorded in the York County Registry of Deeds in Book 14862, Page 666, should the period of redemption have expired without redemption of the property by the mortgagor(s), a public sale of the property described in the mortgage will be conducted on December 29, 2015 commencing at 11:30 AM at Shechtman Halperin Savage LLP, 190 U.S. Route One, 2nd Floor, Rear, Falmouth, Maine

The property is located at 23 Ansel Drive, Waterboro, York County, Maine, reference as described in said mortgage.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shechtman Halperin Savage, LLP, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-J5, Mortgage Pass-Through Certificates, Series 2006-J5 is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved.

Additional terms will be announced at the public sale. The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-J5, Mortgage Pass-Through Certificates, Series 2006-J5, by its attorneys, Shechtman Halperin Savage, LLP, Carrie Folsom, Esq., James M. Garnet, Esq., John Michael Ney, Jr., Esq., 1080 Main Street, Pawtucket, RI 02860 (401) 272-1400 (Bean 11/27, 12/4, 12/11/15)

STATE OF MAINE PROBATE COURT ALFRED YORK, ss SPECIAL PROBATE NOTICE

Notice is hereby given that after due diligence, the whereabouts of Gunhilda Lemon, Virginia Collins, Deborah Collins and Catherine Collins cannot be ascertained. They are believed to have an interest in the estate of Charles W. Collins, Jr. Gunhilda Lemon, Virginia Collins, Deborah Collins and Catherine Collins are hereby that a Petition for Appointment of Guardian for Incapacitated Person (Public) has been presented by Maine Department of Health & Human Services of Portland, Maine and that

PUBLIC NOTICES

a hearing has been scheduled on this petition to take place on April 28, 2016 at 1:15 p.m. The action or order sought in this Petition, may be granted if no interested person appears at the hearing to object. You may also file written objections to the petition, but the filing of such written objections will not substitute for appearance at the hearing

PUBLIC NOTICES

unless the Court so orders. If you file written objections, you must send a copy to the petitioner whose name, address and telephone number is Maine Department of Health & Human Services - 151 Jetport Boulevard, Portland, Maine, 04102, telephone number (207) 822-2149. This notice complies with Probate Rule 4 of the

PUBLIC NOTICES

Maine Rules of Probate Procedure and the Maine Probate Code.
Dated: November 20, 2015

Carol J. Lovejoy

Carol J. Lovejoy
Register of Probate
(Charles Collins 12/4, 12/11/15)

PUBLIC NOTICES

TOWN OF OLD ORCHARD BEACH COMPREHENSIVE PLAN COMMITTEE

Dec. 9, 2015 - 6:30 PM Council Chambers

1. Open Meeting
2. General Discussion
3. Good & Welfare
4. Adjourn (12/4/15)

751 UNFURNISHED APARTMENTS

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2011 Chevrolet Malibu LT, v6, sunroof, leather, miles 82k \$10995

2012 Mazda 3 automatic, a/c, pwr windows, only 36k miles \$11995

2010 Chrysler 300 AWD red with black leather just 88k miles, \$12995

2011 Honda Accord EX just 52k miles, 4 cyl, clean! Sale Price \$12995

2013 Ford Escape SE 4cyl, AWD, Pwr options miles 90k, \$12995

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2006 Chevy Cobalt 89,000 mi, new tires, red, \$3,995

2009 Subaru Outback 187k, Blue, New Head Gaskets and Timing Belt, \$5995

2005 Ford Escape, blue, high mileage, runs like new, AWD, \$2,295

2009 Toyota Camry, white, no rust, automatic transmission, new tires, 116,000 miles, \$4,295

2009 Toyota Scion, red, automatic transmission, 151,000 miles, excellent condition, \$4,995

320 HELP WANTED

320 HELP WANTED

320 HELP WANTED

Full-time Reporter

The Journal Tribune, the local, daily, multi-award winning newspaper servicing York County for 131 years is looking for a full-time reporter. Must be an excellent writer with good spelling and grammar skills and be familiar with Associated Press style. Photography skills a plus. Reporters will be required to write a wide range of articles ranging from local government, crime, education, community news and features. Must also be adept at using social media. You'll be expected to develop sources, generate story ideas, break news and take photos and videos. Must be able to multi-task, be a self-starter and able to get along with a wide range of people. Community news experience a plus.

Please send a cover letter, resume and two writing samples 500-1,000 words, to: jtcommunity@journaltribune.com.

No phone calls please.

JOURNAL TRIBUNE
457 Alfred Street
Biddeford, Maine 04005

320 HELP WANTED

320 HELP WANTED

320 HELP WANTED

Assistant Editor

The Journal Tribune, the local, daily, multi-award winning newspaper servicing York County for 131 years is looking for a full-time assistant editor with community news experience. Must have excellent spelling and grammar skills and be familiar with Associated Press style. Responsibilities will include but are not limited to page layout, copy editing, using social media, some writing, which could range from news and feature writing to columns and editorials. Must be organized, able to work on tight deadlines, not easily rattled and able to get along with coworkers as well as a wide range of people in the community.

Must be proficient with InDesign and familiar with Photoshop and social media.

Please send a cover letter, resume and two writing samples, 500-1,000 words, to jtcommunity@journaltribune.com.

No phone calls please.

JOURNAL TRIBUNE
457 Alfred Street
Biddeford, Maine 04005

320 HELP WANTED

320 HELP WANTED

320 HELP WANTED

LOOKING FOR PART TIME WORK? Freelance Writers

The Journal Tribune, the local, daily, multi-award winning newspaper serving York County for 131 years is looking for highly skilled freelance writers to do local feature and/or news stories.

Copy Editor

Highly skilled copy editor willing to work mornings 8 a.m. to noon, with some flexibility, approx. 20 hours per week and have familiarity with AP style.

If you are interested in either position, please email your cover letter, resume and two writing samples between 500 and 1000 words to jtcommunity@journaltribune.com.

No phone calls please.

JOURNAL TRIBUNE
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Biddeford, Maine 04005

320 HELP WANTED

MAINE STAFFING Group, 321 Elm Street, Biddeford, ME 283-6528

MEDICAL ASSISTANTS

Two positions, certified/registered, full time & per diem for busy Pediatric Office. Work hours, 8 am-5 pm for 32-40 hrs w/ky; flexible schedule. Responsibilities include but not limited to: Patient assessment/ vitals, EMR documentation, telephone triage, office duties, multi-tasking with multiple providers. Excellent customer service and communication skills. Team player and someone who is self-motivated. Fax resume: (207) 247-6829 or email tara@wvpkids.com

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2000 Chevy Malibu LS V6 One Owner, 52,000 miles, Automatic, Power Windows, PL, PM, Cruise Tilt, A/C, New Front Brakes, in Great Shape, \$4295

2010 Hyundai Accent GLS Automatic, A/C, CD Player, 4 New Tires, New Rear Shocks, 4 Cyl., Great MPG, 86,000 miles only, \$5995

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2004 Dodge Grand Caravan V6 3.3, Automatic, 7 Passenger with Rear Bucket Seats, 4 Brand New Tires, New Front Brakes, New Rear Shocks, Power Windows, PL, Cruise, A/C, Tilt, 104,000 miles, in Great Shape, only \$4,6695

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TOWN OF ARUNDEL NOTICE OF PUBLIC HEARING

The Arundel Zoning Board of Appeals will hold a public hearing on a Variance Request as requested by: Regional School Unit #21 (R.S.U. 21)

Map #17, Lot #25 Zone R-2 (Property owned by RSU 21)

Date: December 16, 2015
Time: 7 P.M.
Place: Mildred L. Day School Library

The applicant is requesting a variance from the 20% lot coverage requirement of Section 6.3.A of the Arundel Zoning Ordinance (AZO) to 40% in order to permit the RSU to build the proposed school construction project for renovations and additions to the Mildred L. Day School in Arundel that was approved by the voters of RSU 21 on June 9, 2015. The need for a variance was created by the School Reorganization Plan prepared by the SAD #71/Arundel School Department Reorganization Planning Committee that provided for the division of the site of the Mildred L. Day School between RSU 21 (the "school building parcel") and the Town of Arundel (the "playing fields parcel"). That division inadvertently created two non-conforming lots under the AZO.

Site Walk: December 12, 2015 at 8 a.m.
Secretary, Board of Appeals
(12/4,5,7/15)

Meeting Notice

The Marble Block Redevelopment Corporation will be conducting a public meeting on Wednesday, December 2, 2015 at 5:00 PM to gather comments on the draft Brownfields Cleanup Grant application being submitted to the federal EPA for the cleanup of the Marble Block located at 129 Main Street in Biddeford, Maine owned by the Marble Block Redevelopment Corporation. The meeting will be held at the Gnecco Law Office, located at 215 Main Street, Suite 101 in Biddeford, Maine.

The draft grant application is available for public review and comment in the Gnecco Law Office, located at 215 Main Street, Suite 101 in Biddeford. The draft grant application will be available for public comment from December 4, 2015 through December 18, 2015. An electronic version of the draft document can also be emailed to any interested party. Please contact Greg Tarbox, Managing Member of Marble Block Redevelop-

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ment Corporation, at 207-571-9365 or gttbox@gmail.com to receive a copy or to submit formal comments on the draft documents. Please note that the draft Analysis of Brownfields Cleanup Alternatives (ABCA) previously underwent a 30-day public comment period from December 5, 2014 through January 4, 2015. All public comments received were incorporated into the final ABCA document. (12/4/15)

STATE OF MAINE PROBATE COURT ALFRED YORK, ss SPECIAL PROBATE NOTICE

Notice is hereby given that after due diligence, the whereabouts of Gunhilda Lemon, Virginia Collins, Deborah Collins and Catherine Collins cannot be ascertained. They are believed to have an interest in the estate of Charles W. Collins, Jr. Gunhilda Lemon, Virginia Collins, Deborah Collins and Catherine Collins are hereby that a Petition for Appointment of Guardian for Incapacitated Person (Public) has been presented by Maine Department of Health & Human Services of Portland, Maine and that

ment Corporation, at 207-571-9365 or gttbox@gmail.com to receive a copy or to submit formal comments on the draft documents. Please note that the draft Analysis of Brownfields Cleanup Alternatives (ABCA) previously underwent a 30-day public comment period from December 5, 2014 through January 4, 2015. All public comments received were incorporated into the final ABCA document. (12/4/15)



The Marble Block

A center for art, design, and innovation in downtown Biddeford, Maine

 Menu

PUBLIC MEETING NOTICE

Posted on December 2, 2015

The Marble Block Redevelopment Corporation will be conducting a public meeting on Wednesday, December 9, 2015 at 5:00 PM to gather comments on the draft Brownfields Cleanup Grant application being submitted to the federal EPA for the cleanup of the Marble Block located at 129 Main Street in Biddeford, Maine owned by the Marble Block Redevelopment Corporation. The meeting will be held at the Gnecco Law Office, located at 215 Main Street, Suite 101 in Biddeford, Maine.

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Alternatives (ABCA) previously underwent a 30-day public comment period from December 5, 2014 through January 4, 2015. All public comments received were incorporated into the final ABCA document.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

ATTACHMENT 7
ANALYSIS of BROWNFIELDS CLEANUP ALTERNATIVES



Analysis of Brownfields Cleanup Alternatives and Remedial Action Plan

**The Marble Block
129 Main Street
Biddeford, Maine**

Prepared for:

**Southern Maine Planning & Development Commission
21 Bradeen Street, Suite 304
Springvale, Maine 04083**

Funded by:

**Southern Maine Planning & Development Commission
U.S. EPA Brownfields Revolving Loan Fund
RLF #: BF-97178501**

March 31, 2015

In Reference to:

Crede Project No. 14001226

Submitted by:

**Crede Associates, LLC
776 Main Street
Westbrook, Maine 04092**



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1. INTRODUCTION

Credero Associates, LLC (Credero) has prepared this Analysis of Brownfields Cleanup Alternatives and Remedial Action Plan (ABCA/RAP) for the Marble Block located at 129 Main Street in the City of Biddeford, Maine (the Site). This document was prepared for the Southern Maine Planning & Development Commission (SMPDC) using funding from the SMPDC's Revolving Loan Fund (RLF) (BF-97178501). The following report provides a technical evaluation of remedial alternatives for addressing the identified environmental conditions at the Site and presents a work plan for the selected remedial alternative.

1.1 PURPOSE AND SCOPE

The purpose of this report is to evaluate appropriate cleanup alternatives to mitigate identified environmental conditions at the Site. Information on known Site conditions is based on the results of the following environmental investigations which were completed for the Site:

- Lead-Based Paint X-ray Fluorescence (XRF) Testing, August 6, 2013, Atlantic Environmental Services
- Asbestos Demolition Impact Assessment, August 9, 2013, Abatement Professionals
- Phase I Environmental Site Assessment (ESA), May 14, 2014, Credero
- Phase II ESA, September 16, 2014, Credero (DRAFT)

Consistent with the findings of these environmental investigations, environmental conditions that need to be addressed at the Site include the following:

- Documented polychlorinated biphenyl (PCB) Bulk Product Waste paint and associated adjacent impacted porous bulk material Remediation Waste, as defined in 40 CFR 761, in two areas of the Site building, which are regulated for disposal in accordance with 40 CFR 761 and the Toxic Substances Control Act (TSCA)
- Documented asbestos-containing materials (ACM) in the Site building
- Documented paint containing lead and concentrations of PCBs not regulated by 40 CFR 761 or TSCA throughout the Site building
- Universal wastes and a fuel oil AST are present in the Site building

1.2 SITE DESCRIPTION

The Site is a 0.25-acre parcel of land located in the historic district of downtown Biddeford. The Site consists of one 19,694 square foot three-story commercial building, which occupies the entire parcel. The building is a stone and masonry structure with a distinctive marble façade, hence Marble Block. The building contains a stone foundation with many small brick walled rooms in the basement, an open first floor, a segmented second floor, a stage on the third floor, and a mezzanine and greenroom/catwalk as a half story above the third floor. An elevator and stairwell are located near the front entrance in the northeast corner of the Site building. A one-story addition



occupies the southern portion of the Site. The Site building is accessed via the front entrance on Main Street and a second storefront entrance off Franklin Street.

This Site is identified by the City of Biddeford Tax Assessor's Office as tax map 38, lot 386 and is currently owned by Engine, Inc., a non-profit community-based arts organization.

1.3 SITE HISTORY

The original three story portion of the Site building along Main Street (northeastern portion of the Site) was present in at least 1870 and was identified as Marble Hall at that time, and as the Staples Block by 1885. By 1855 the storefront along Main Street was occupied by Milly and Francy, a clothing and drug store on the first floor, offices on the second floor, and a Masonic Hall on the third floor. The Site was identified as the Marble Block by 1912, with a single bay clothing store on the first floor. According to Site ownership information, the Site was purchased by the M.H. Fishman Company in 1929. M.H. Fishman operated a clothing store out of the storefront until it was sold in 1976. Site use between 1976 and 1982 is unknown. Reny's department store purchased and began operating at the Site in 1982 and remained until 2008. According to the current Site owner, Reny's moved to a larger location in 2008 and donated the Site to the current owner, Engine, Inc., in 2011.

The southwestern portion of the Site was occupied by a livery stable and residences adjacent to Franklin Street in the late 1800s. The residences along Franklin Street were later occupied by an undertaker and tailor between 1901 and 1932. By 1932, an addition was added to the southern end of the Site building in the southeast portion of the Site off of Franklin Street. A second addition was later added, and the Site building had reached its current configuration fronting on both Main Street and Franklin Street by 1976.

The Site building is currently vacant, and has been since 2008.

1.4 PROPOSED REUSE

The proposed owner of the Site, Marble Block Redevelopment, LLC, plans to use the Site building as a community center for arts and design, which is planned to include exhibition, performance, and event space; an education center; a rooftop garden and gathering space; a café; artist studios, residencies, and live/work housing spaces; and a retail shop.



2. SUMMARY OF PREVIOUS INVESTIGATIONS

The following subsections are provided to summarize the previous environmental investigations completed at the Site.

Atlantic Environmental Services, Lead-Based Paint XRF Testing, August 6, 2013

Atlantic Environmental Services (AES) performed a lead-based paint (LBP) survey at the Site building on July 23, 2013. The survey was conducted using an XRF unit to field screen potential LBP coated surfaces throughout the Site building. The following is a list of surfaces identified by AES to contain LBP:

- Basement: painted brick, all doors, and fire door
- First floor: support columns, plaster walls, and paint chip debris
- Second floor: plaster ceiling and molding, plaster walls, trim, windows, doors, metal staircase, painted floor, and paint chip debris
- Third floor: plaster ceiling and molding, support beams, plaster walls, trim, windows, doors, stage face, trim and floor, painted portion of the mezzanine, decorative ceiling, mopboards, and paint chip debris

AES recommended renovations of the Site building be performed in accordance with the Occupational Safety and Health Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 and wastes generated during renovation be characterized by toxicity characteristic leaching procedure (TCLP) analysis to assure proper disposal of LBP containing wastes.

Abatement Professionals, Asbestos Demolition Impact Assessment, August 9, 2013

Abatement Professional (AP) performed an asbestos bulk testing investigation of the Site building in accordance with the Maine Department of Environmental Protection (DEP) Chapter 425: Asbestos Management Regulations (Chapter 425). The following materials within the Site building were identified as asbestos containing material (ACM):

- 12-inch by 12-inch tiles on the first floor (2.5% asbestos)
- Duct wrap in the basement (70% asbestos)
- Pipe insulation (45% asbestos)
- 9-inch by 9-inch floor tile on the second floor (2.5% asbestos)

AP recommended removal of the ACM by a State of Maine certified asbestos abatement contractor.



CredeRe, Phase I Environmental Site Assessment, May 14, 2014

CredeRe performed a Phase I Environmental Site Assessment (ESA) at the Site in the spring of 2014. The following four (4) recognized environmental conditions (RECs) and one environmental finding were identified:

- **REC #1 – Threat of release to the Site from two onsite out-of-service aboveground storage tanks (ASTs):** Two out-of-service ASTs are located in the basement of the Site building that appeared to contain product or water and were tilted with two feet off the ground due to flooding of the basement that cause the tanks to float. The position of the ASTs represented a material threat of release.
- **REC #2 – Documented ACM and LBP in waste form within the Site building:** ACM and LBP were observed in waste form at the Site. While ACM and LBP are normally considered non-scope under ASTM E 1527-13, the ACM and LBP were confirmed to contain asbestos and lead, respectively, and were observed in “waste form” which constituted a release to the environment.
- **REC #3 – Possible vapor intrusion from offsite sources:** Numerous possible sources of subsurface petroleum impacts including spills, underground storage tanks (USTs) surrounding the Site with undocumented closures, and/or residual petroleum impacts were identified in locations hydraulically upgradient of the Site. Based on these potential source areas and historical use of the adjoining property as an auto garage, petroleum contamination may be present throughout the Site vicinity and may be present beneath or against the Site building foundation. Due to the conditions of the basement and significant utilities entering the basement in addition to groundwater infiltration, a vapor intrusion pathway was possible.
- **REC #4 – Suspect presence of an unregistered UST:** Based on disconnected fuel oil supply lines observed in the basement and a small diameter secondary fuel line entering the northwest corner of the Site building, a UST was suspected to be present near the northwest corner of the Site building along Franklin Street, either beneath the sidewalk or in the adjoining alley.
- **Environmental Finding #1 – Additional suspect hazardous building materials in the Site building:** Additional suspect building materials not identified by the prior ACM and LBP reports were observed throughout the Site building.

Based on the above listed RECs and environmental finding, CredeRe made the following recommendations:

- Proper disposal of the material within the onsite ASTs (whether it be water or fuel oil) and proper disposal of the out-of-service ASTs and boiler from the Site building
- Abatement of documented LBP and ACM as well as performing a supplemental hazardous building material survey (HBMS) for the presence of additional suspect ACM, PCB-containing building materials, and universal wastes



- A Phase II ESA to assess the potential for vapor intrusion at the Site and locate the suspect UST

CredeRe, DRAFT Phase II Environmental Site Assessment, September 16, 2014

The primary objective of the Phase II ESA was to confirm or dismiss the recognized environmental conditions (RECs) and environmental findings, and fulfill the recommendations identified in CredeRe's May 14, 2014, Phase I ESA.

REC #1 for the threat of release from onsite aboveground storage tanks (ASTs) and REC #2 regarding the documented asbestos containing materials (ACMs) and lead-based paint (LBP) in waste form throughout the building were not assessed as part of the Phase II ESA. These RECs were previously confirmed and will be addressed as part of further cleanup activities. The ASTs are planned for removal by the Site owner, and abatement of ACMs and LBP are planned to occur prior to redevelopment of the Site.

The following scope of work was completed in accordance with CredeRe's July 7, 2014, SSQAPP for the Site and per the email approvals for additional sampling on August 5, 2014, and August 28, 2014.

- Oversee a geophysical survey of the area of the suspected UST
- Install sub-slab soil gas sampling points and collect soil gas samples
- Collect supplemental asbestos samples from materials not assessed during prior hazardous building material surveys (HBMSs)
- Survey the Site building and collect samples of suspect PCB-containing building materials
- Conduct a universal/hazardous waste inventory

The results of the Phase II ESA were as follows:

Evidence of an onsite UST was not encountered during the geophysical survey.

Two soil gas samples were collected from beneath the concrete slab in the southwest portion of the first floor of the Site building. Benzene, C5-C8 aliphatics, C9-C10 aromatics, C9-C12 aliphatics, ethylbenzene, naphthalene, toluene, and xylenes were detected in both soil gas samples collected from the Site; however, results did not exceed 10 times the Maine DEP commercial indoor air RAGs.

Nine (9) additional suspect ACMs were sampled to supplement Abatement Professionals' (AP's) August 2013 asbestos survey. Of these supplemental samples, the white/gray glazing on the third floor windows (CA-PCM-1 at 4.5% chrysotile) and the 9-inch by 9-inch floor tiles in the basement bathroom (CA-PCM-8 at 12.0% chrysotile) tested positive for asbestos.



PCB-containing building material samples were collected on July 10, 2014, August 7, 2014, and August 29, 2014. Results for total PCBs ranged from 0.3 to 530 milligrams per kilogram (mg/kg). Results were below the 40 CFR 761.3 PCB bulk waste product threshold of 50 mg/kg in most characterization samples with the exception of CA-PCB-4 (530 mg/kg), CA-PCB-16 (63 mg/kg), and CA-PCB-17 (91 mg/kg) collected from gray paint in the first to second floor stairwell, yellow paint in the basement, and gray paint in the basement, respectively. Confirmatory samples collected from the substrate of these sample location indicated the concrete in the stairwell exceeded the PCB remediation waste cleanup goal of 1 mg/kg with results ranging from 31 to 65 mg/kg; however, results of the brick substrate from the basement samples were below the 1 mg/kg cleanup goal ranging from 0.3 to 0.9 mg/kg.

Light ballasts, fire extinguishers, ceiling mounted heaters, thermostats, emergency lights, cans of paint, containers of bleach, and an air conditioner were noted at the Site as universal and hazardous waste.

Based on these results, Credere made the following conclusions with regard to the RECs and environmental finding identified in the Phase I ESA:

- REC #3 - Possible vapor intrusion from offsite sources: DISMISSED
- REC #4 - Suspected presence of an unregistered UST: DISMISSED
- Environmental Finding #1 - Additional suspect hazardous building materials at the Site: CONFIRMED

Based on the findings and conclusions of this Phase II ESA, Credere made the following recommendations:

- Proper removal and disposal of PCB containing building materials under an EPA approved Self-Implementing PCB Cleanup Plan in accordance with 40 CFR 761.61 and 761.62.
- Removal and disposal of ACM in accordance with applicable Maine DEP (Chapter 425), U.S. EPA, and OSHA requirements (29 CFR 1926.62).
- LBP coated surfaces should be adequately stabilized in accordance with Maine DEP Chapter 424: Lead Management Regulations.
- Based on review of the Site deed and property lines mapped by the City of the Biddeford, the GPR anomalies or possible UST are offsite and no further action is recommended regarding the UST. *(Please note based on Maine DEP comments on the draft version of this ABCA/RAP, Credere also recommends sealing off the likely fuel lines that enter the Site building from a possible offsite UST).*
- Once removed from use, the identified universal/hazardous wastes should be consolidated and disposed offsite by a qualified environmental service provider in a manner that meets all applicable local, state, and federal regulations.



Credero also made the following additional recommendations regarding the previously confirmed RECs #1 and #2:

- Proper disposal of the material within the onsite ASTs (whether it be water or fuel oil) and proper disposal of the out-of-service ASTs and boiler from the Site building
- Abatement of documented LBP and ACM in waste form concurrently with other ACM and LBP within the Site building



3. UPDATED CONCEPTUAL SITE MODEL

A CSM was developed using the findings of the previous investigations and will be updated in subsequent reports as new information becomes available. This CSM includes a description of the physical setting of the Site, contaminants of concern (COCs), extent of contamination, exposure pathways, and potential human and environmental receptors.

3.1 PHYSICAL SETTING

Topography

According to the United States Geological Survey (USGS) Topographic Map of the Biddeford Quadrangle, Maine, topography at the Site is generally flat to gently sloping to the northeast towards the Saco River. An excerpt from this map has been included as **Figure 1**.

Geological Characteristics

Surficial Geology

According to the Maine Geological Survey (MGS) Surficial Geology of the Biddeford Quadrangle, Maine, map, the Site is mapped on the line between artificial fill and marine regressive deposits. Marine regressive deposits consist of well sorted sand deposited in stratified and cross-stratified layers during the regressive phase of marine submergence. Artificial fill can consist of any combination of material dependent on the source of the fill.

Bedrock Geology

According to the MGS Kittery Quadrangle, Maine-New Hampshire, map, bedrock beneath the Site consists of Silurian to Ordovician feldspathic and calcareous metawacke of the Kittery Formation within the Merrimack Group. No bedrock outcrops were observed during Credere's assessment.

Hydrology

The Site is located within a surficial drainage basin of the Saco River, which is located approximately 700-feet northeast of the Site. The Saco River flows to the southeast and discharges to Biddeford Pool and the Atlantic Ocean approximately 4-miles east of the Site.

Review of the MGS Significant Sand and Gravel Aquifer map for the Biddeford Quadrangle, Maine, indicates the Site does not fall within a mapped significant sand and gravel aquifer.

No storm drains or swales were observed onsite. The Site building occupies the entire Site; therefore, surficial drainage from the roof drains down roof drains to adjoining paved surfaces and flows via sheet flow to storm drains along Main Street, Alfred Street, or Franklin Street.

Based on mapped topography and the location of the nearest surface water body, groundwater at the Site is presumed to flow northeast.



Changing Climate Concerns

To ensure that cleanups remain effective as the climate changes, EPA has added a new term and condition to Cleanup and Revolving Loan Fund (RLF) grants that requires recipients to “evaluate the resilience of the remedial options in light of reasonably foreseeable changing climate conditions (e.g., sea level rise, increased frequency and intensity of flooding and/or extreme weather events, etc.).”

Based on the National Oceanic and Atmospheric Administration (NOAA) interactive map of Sea Level Rise and Coastal Flooding Impacts (<http://coast.noaa.gov/slr/viewer/>), sea level rise of up to 6 feet and increased flooding is not expected to impact the Site.

Future increased frequency of extreme weather events is not perceived to impact evaluation and selection of the cleanup alternatives as all of the cleanup scope will be executed inside of the Site building and is sheltered from the weather.

3.2 CURRENT CONTAMINANTS OF CONCERN

ACM, LBP, and PCB-containing building materials are documented to be present at the Site, and asbestos, lead and PCBs are thus considered COCs. Mercury containing fluorescent lighting, possible PCB-containing light ballasts, and other universal/hazardous wastes were inventoried at the Site. Certain other components of these items that would also meet the definition of universal and/or hazardous waste once removed from use at the Site are considered COCs. Additionally, due to the perpetual moisture in the basement of the Site building, significant mold growth has occurred and is considered a COC.

Copper pipes enter the wall of the northwest corner of the Site building near Franklin Street, and are possible fuel lines from a suspected UST located adjacent to the Site. Petroleum in this suspected UST has the potential to enter the Site building and may be present within the lines. This petroleum is a COC.

3.3 EXTENT OF CONTAMINATION

Based on the supplemental asbestos sample results in combination with AP’s August 2013 results, Credere estimates the following quantities of ACMs at the Site:

- 950 square feet (ft²) of 12-inch by 12-inch floor tile
- 550 ft² of 9-inch by 9-inch floor tile
- 500 linear feet of pipe insulation
- 400 ft² breeching
- 300 ft² duct wrap
- 12 to 13 asbestos glazed windows

LBP was identified throughout the Site building on nearly all painted surfaces. For the purposes of this ABCA/RAP, all painted surfaces at the Site building are assumed to be LBP.



PCBs were identified in gray paint on stair components within the first floor stairwell and in concrete beneath this gray paint, and in gray and yellow paint on brick walls in the Site basement at concentrations regulated for disposal by 40 CFR 761 and TSCA. Therefore, the extent of TSCA regulated PCB containing materials is confined to the first floor stairwell and paint in the Site basement.

Additionally, concentrations of PCBs not regulated by 40 CFR 761 and TSCA were identified in paint samples collected throughout the remainder of the Site building. Although the remaining sampled building materials are not regulated for removal, they will require proper handling and disposal if disturbed during renovation activities. For the purposes of this ABCA/RAP, all painted surfaces at the Site building (except the gray paint on stair components within the first floor stairwell, and in gray and yellow paint on brick walls in the Site basement) are assumed to contain PCBs at concentrations less than 50 mg/kg as manufactured.

The following universal wastes were inventoried at the Site:

- 1, 2-foot light ballast
- 4, 4-foot light ballasts
- 48, 8-foot light ballasts
- 106 fluorescent light bulbs
- 6 fire extinguishers
- 8 ceiling mounted heaters
- 4 thermostats
- 4 emergency lights that may contain lead acid batteries
- A cart full of paint and bleach
- 1 air conditioner

3.4 EXPOSURE PATHWAYS AND POTENTIAL RECEPTORS

Exposure pathways describe how a human or environmental receptor comes into contact with contaminants that may be present at the Site. Exposure pathways presented in the CSM which are present at the Site include the following:

Dermal Absorption:	Exposure via dermal absorption occurs when receptors are exposed to chemical concentrations present in soil, groundwater, surface water, or hazardous building materials through direct contact with the skin.
Active Ingestion:	The active ingestion pathway represents exposure which may occur through the active ingestion of contaminant concentrations via a drinking water supply well, through agricultural products, or through direct consumption of soil (e.g., typically by children).
Incidental Uptake:	This pathway is applicable when receptors may incidentally inhale or ingest impacted media in the form of contaminated dust, chips, or airborne asbestos fibers.



Potential Receptors are categorized by duration of exposure and intensity of use at the Site. The receptor categories described in the CSM which are present at the Site include the following:

Outdoor Commercial Worker:	Outdoor commercial receptors are those which are present at the Site for long durations but with low intensity exposure such as groundskeepers, parking lot attendants, and mechanics. This category is also conservatively applied for indoor office workers at the Site.
Excavation or Construction Worker:	Excavation or construction workers are present at the Site for short durations though intensity of use is high, such as during non-routine activities including construction or utility work. Examples include utility and construction contractors and landscapers.
Recreational or Park User:	Park users are characterized by low duration, i.e. less than two hours per day, and low intensity usage such as that which would occur during activities such as walking, shopping, and bird watching.

3.5 CONCEPTUAL SITE MODEL SUMMARY

If hazardous building materials (HBM; i.e. asbestos, LBP, PCBs) and mold are not properly addressed during redevelopment, primarily impacted media would include indoor air, and interior and exterior surfaces through the degradation of these HBM. The COCs associated with these items have the potential to impact future patrons of the facility, employees, and construction workers during renovations and future art installation. The potential exposure pathways to lead and PCBs are dermal absorption through contact with impacted media, active ingestion through consumption of impacted media (typically by children), and incidental uptake of residual airborne particles or dust. The potential exposure pathway to asbestos and mold is through incidental uptake (inhalation) of residual airborne fibers and mold spores. The potential exposure pathway to petroleum is through incidental uptake (inhalation of vapor) and dermal contacts.



4. CLEANUP GOALS AND APPLICABLE GUIDELINES

The goal relative to the identified COCs is to eliminate or manage the risks to human health and the environment through proper abatement, management, mitigation, and/or disposal of identified COCs. To achieve this objective, the following cleanup goals or regulations will be applicable to the cleanup.

Asbestos Containing Materials

Construction work involving exposure or potential exposure to any concentration of asbestos is regulated by OSHA 29 CFR 1910. Cleanup goals will be that any ACM to be impacted by renovation or demolition activities be properly removed prior to these activities, and that post renovation conditions in the Site building are safe for reoccupancy as defined in Maine DEP Chapter 425. All asbestos removal, handling and oversight will be conducted by appropriately trained and certified personnel. Confirmatory air sampling will be conducted by third party Maine DEP certified asbestos air monitor.

Lead-Based Paint

Construction work involving exposure or potential exposure to any concentration of lead is regulated by OSHA's Lead in Construction Standard 29 CFR 1926.62. Cleanup goals will be that LBP is removed; or is repaired and managed to be maintained in "Good Condition" as defined in Maine DEP Chapter 424: Lead Management Regulations (Chapter 424); and that post renovation conditions in the Site building are safe for reoccupancy as defined in Chapter 424. Confirmatory dust wipe sampling will be conducted by Credere in accordance with Chapter 424. Laboratory results for post-cleanup lead wipes will be compared to the cleanup level presented in Maine DEP Chapter 424: Lead Management Regulations as an indicator of potential direct contact health risk, as follows:

- Floors and other horizontal surfaces - 40 ug/ft²
- Interior window sills - 250 ug/ft²

PCBs

PCB Bulk Product Waste paint, as defined by 40 CFR 761.3 (PCBs \geq 50 ppm as manufactured), in the Site building is regulated for disposal in accordance with 40 CFR 761. Adjacent porous materials that have been impacted by the PCB Bulk Product Waste are considered remediation waste and will be removed to the high occupancy cleanup goal established by 40 CFR 761.61(a)(4)(i)(A) of 1 mg/kg. Prior to beginning any cleanup of PCBs regulated under 40 CFR 761, a Cleanup Plan must be submitted and approved by the EPA Regional Administrator per 40 CFR 761.61. Any porous media left after the removal of Bulk Product Waste will contain concentrations of PCBs less than 1.0 mg/kg.

Additionally, other paints in the Site building contain non-TSCA-regulated concentrations of PCBs, which must be properly disposed when no longer in use. Additionally, handling of non-TSCA-regulated PCBs should be conducted in a manner that protects the safety of cleanup workers



and other future human receptors. Following the cleanup of the non-TSCA-regulated PCBs, confirmatory wipe sampling will be conducted by Credere in accordance with EPA SOP No. 2011 for Chip, Wipe, and Sweep Sampling. Each wipe sample will be collected using standard hexane prepared wipes from an area of 100 square centimeters (cm²). Laboratory results for post-cleanup PCB wipes will be compared to the cleanup level of 10 micrograms (µg)/100 cm² presented in 40 CFR 761.79(b) as an indicator of potential direct contact health risk.

Universal and Hazardous Wastes

Materials that would be characterized as universal and/or hazardous waste materials may be removed from service during the proposed redevelopment activities. As such, the goal of the remediation is to properly manage and dispose of universal and hazardous waste materials in such a way as to prevent a release. Universal and hazardous wastes will be identified and managed in accordance with Maine Hazardous Waste Management Regulations - Chapters 850 through 857, 49 CFR 100-199 - Transportation of Hazardous Materials, and 40 CFR 256 – Guidelines for Development and Implementation of State Solid Waste Management Plans.

Mold

There are currently no regulations in the United States or the State of Maine for mold exposure. Mold concentrations will be compared to the guidelines presented in the “Worldwide Standards for Exposure to Bacteria and Mold” by Robert C. Brandys, PhD, MPH, PE, CIH, CSP, CMR and Gail M. Brandys, MS, CSP, CMR.

Petroleum

There is currently no petroleum contamination at the Site. The cleanup goal is to prevent petroleum from entering the Site building basement through copper pipes entering through the basement wall which may be fuel oil supply lines to an offsite UST.



5. PRESUMPTIVE REMEDIAL MEASURES

This project will require the implementation of four items that are required to be completed regardless of the remedial alternatives chosen. These are considered presumptive remedial measures.

1. TSCA-Regulated PCBs

Addressing PCB Bulk Product Waste paint, as defined in 40 CFR 761, and adjacent porous bulk materials impacted with PCBs from this paint (PCBs \geq 1.0 ppm), which are regulated for disposal as Remediation Waste in accordance with 40 CFR 761, is not analyzed for potential remedial alternatives as the removal of these materials is the only option in compliance with 40 CFR 761.

2. Mold

Remediation of mold is considered a presumptive remedial measure as mitigating mold in the Site building is the only alternative that will allow the successful development of the Site as planned.

3. Universal Waste

Remediation of universal wastes in the Site building is considered a presumptive remedial measure as removing these items from the Site building is the only alternative that will allow the successful development of the Site as planned.

4. Petroleum in Suspected Offsite UST

The copper pipes, which are possible fuel oil supply lines from a suspected UST located adjacent to the Site, will be sealed and removed to prevent petroleum from entering the Site.



6. DESCRIPTION OF REMEDIAL ALTERNATIVES

The remedial actions selected for the Site should accomplish the following objectives:

1. Minimize the potential for human exposure and/or improper disposal of ACM, LBP, and non-TSCA-regulated PCBs

Multiple remedial alternatives are available to address the identified COCs at the Site. However, based on our past experience at sites with similar contaminants and conditions, we have pre-screened general advantages and disadvantages of various remedial options and have selected the following three remedial alternatives for further evaluation and comparison:

Alternatives for Cleanup of ACM, LBP, and Non-TSCA-regulated PCBs

1. Alternative #1 – No Action
2. Alternative #2 – Stabilization, Partial Removal, and Continuing Management
3. Alternative #3 – Complete Removal and Disposal

These remedial alternatives were evaluated for implementation at the Site and are further discussed in the following sections.

6.1 ALTERNATIVE #1 - NO ACTION

A “No Action” alternative signifies that no remediation activities would be implemented at the Site. The “No Action” alternative does not include a means for mitigating or eliminating potential exposure to hazardous building materials both during and following redevelopment. Therefore, the potential for human exposure continues to exist for future residents, excavation/construction workers, commercial workers, and visitors. This alternative is presented and discussed through the subsequent portions of this report as a baseline comparison, and represents the existing conditions at the Site.

6.2 ALTERNATIVE #2 - STABILIZATION, PARTIAL REMOVAL, AND CONTINUING MANAGEMENT

This alternative would utilize standard techniques to remove and properly dispose of ACM, LBP, and non-TSCA-regulated PCB concentration only as needed to complete the redevelopment of the Site. Materials that are not impacted by renovation or removed, would be left in-place, stabilized to a good condition, and properly managed during the redevelopment. An Environmental Management Plan would be developed and followed in perpetuity to ensure the proper management of HBM to be left in the Site building.

6.3 ALTERNATIVE #3 – COMPLETE REMOVAL AND DISPOSAL

This alternative would utilize standard techniques to remove and properly dispose of all ACM, LBP, and non-TSCA-regulated PCB concentration identified at the Site.



7. COMPARISON OF ALTERNATIVES

As discussed in the previous section, three HBM remedial alternatives were developed to address the COCs at the Site. The comparison and evaluation of the remedial alternatives has been conducted using the five criteria listed below:

1. effectiveness and reliability
2. feasibility and ease of implementation
3. risk reduction & green/sustainable remediation
4. cost effectiveness
5. estimated time to reach “No Further Action”

A brief summary of these five criteria and a discussion as to how they pertain to the three remedial alternatives is presented below and summarized on **Table 1** at the end of this Section.

7.1 DESCRIPTION OF EVALUATION CRITERIA

Effectiveness and Reliability

This criterion addresses the ability of the alternative to meet the cleanup standards and the long-term reliability of the alternative.

Feasibility and Ease of Implementation

This criterion analyzes technical feasibility and the availability of services and materials. Availability of services and materials evaluates the need for off-site treatment, storage, or disposal services and the availability of such services. Necessary equipment, specialists, and additional resources are also evaluated.

Risk Reduction and Green/Sustainable Remediation

Risk reduction is categorized as a threshold criterion. Alternatives must pass this criterion to be considered for implementation as the recommended alternative. It addresses whether or not a remedy provides adequate protection and describes how the risks posed by the Site are eliminated, reduced, or controlled. Protection of human health is assessed by evaluating how risk from each exposure route is eliminated, reduced, or controlled through each specific alternative.

This criterion also evaluates the extent of green remediation techniques to be employed as part of the project and their associated benefits. This criterion will be evaluated based on its consistency with EPA’s *Principle for Greener Cleanup* policy. Alternatives will also be evaluated relative to their reliability in a changing climate.

Cost Effectiveness

Cost information presented for the alternatives evaluates the estimated capital, operational and maintenance costs of each alternative. Capital costs include direct capital costs such as materials and equipment. Costs are presented as a balancing criterion such that if a number of remedial alternatives are comparable for the previously discussed criteria, cost may be used as a distinguishing factor in the selection of the remedial action. Estimated costs were developed based



on prior project and contractor experience, and current estimates received from contractors. Remediation is scheduled to take place in 2014, and as such, costs presented are in year 2014 dollars.

Estimated Time to Reach “No Further Action”

This criterion is defined as the time it will take to achieve “No Further Action” in accordance with Maine 38 M.R.S.A. 343-E as well as to meet the requirements of the Maine DEP Voluntary Response Action Program (VRAP) and receive a Certificate of Completion from VRAP. Please note this criterion does not take into account redevelopment and other time for non-environmental tasks.

7.2 EVALUATION OF ALTERNATIVES

Alternative #1 – No Action Alternative

The “No Action” alternative involves no remedial activities at the Site associated with HBM. This alternative does not include a means for mitigating or eliminating potential exposure to hazardous building materials both during and following redevelopment. Therefore, the potential for human exposure continues to exist for residents, construction workers, commercial and Site workers, and visitors. As such, the “No Action” response is not wholly protective of human health and the environment. Additionally, without action, the toxicity, mobility, and volume of contaminants will not be reduced. Therefore, this alternative is ineffective as a permanent remedial solution. As a result, this alternative cannot be considered as a final alternative for this issue, and will not be evaluated further in this ABCA/RAP.

Alternative #2 – Stabilization, Partial Removal, and Continuing Management

Effectiveness and Reliability

This alternative is effective and is also reliable, provided that the EMP is followed, because when completed, this alternative would provide significant prevention for exposure to remaining COCs at the Site for current and future receptors. This alternative would reduce the volume of the COCs at the Site, and significantly reduce potential exposure, but not completely eliminate the presence of COCs or the potential for future exposure.

Feasibility and Ease of Implementation

This method would use standard and proven construction, remedial, abatement, and institutional control techniques to manage the hazardous building materials in-place. This alternative is technically feasible and easily implementable. However, this alternative may result in complications during future construction if stabilized or encapsulated materials require disturbance due to design changes or other plan modification that are typical when working in older buildings.

This alternative would also allow for the preservation of historically significant building components.



Risk Reduction and Green/Sustainable Remediation

This alternative fulfills the overall protection of human health and the environment requirement by mitigating the exposure to contaminants in HBM. This is not a permanent solution as it requires long term management to control the risk of exposure.

An associated benefit would be that some HBM would be able to be left in place reducing the need for trucking remediation waste off-site and reducing the quantity of materials that require disposal in a landfill. Some existing materials will be stabilized in place and recycled, thereby reducing the need for newly manufactured products. Therefore, this option will be sustainable and will likely have a smaller carbon footprint when compared to the other hazardous building material alternatives. As indicated in the CSM, due to the occurrence of the selected remedial alternative within the Site building, a changing climate is not expected to impact this alternative.

Cost Effectiveness

Based on prior project and contractor experience and current estimates contained in previous reports, the estimated cost to manage hazardous building materials in-place is as follows:

Presumptive remedial measures	\$275,000
Remedial planning and engineering	\$20,000
Abatement of ACM as needed	\$75,000
Partial removal and stabilization of in-place LBP and non-TSCA-regulated PCBs	\$100,000
EMP Preparation	\$ 2,000
Cleanup oversight/reporting	\$32,000
<u>10% contingency</u>	<u>\$50,400</u>
Total	\$554,400

Estimated Time to Reach “No Further Action”

The Site would meet the requirements for “No Further Action” and could attain a Certificate of Completion from the Maine DEP VRAP within 6 months, following the completion of the phased cleanup.



Alternative #3 – Complete Removal and Disposal

Effectiveness and Reliability

This alternative relies on proper engineering controls and industry proven techniques to effectively remove and dispose of the HBM COCs. Once the removal is complete, this method would permanently eliminate the potential exposure via dermal absorption, active ingestion and incidental uptake of hazardous building materials. Based on these considerations, this alternative is highly effective and reliable.

Feasibility and Ease of Implementation

This method would use standard and proven construction, remedial, and abatement techniques to remove hazardous building materials. Therefore, this alternative is easily implementable, because the project can be phased such that the hazardous building materials can be removed prior to redevelopment, thereby eliminating the exposure risk to construction workers.

Risk Reduction and Green/Sustainable Remediation

This alternative fulfills the overall protection of human health and the environment requirement by eliminating the risk of exposure via dermal absorption, active ingestion and incidental uptake to HBM and eliminating or reducing the toxicity, mobility, and volume of the COCs. The associated benefits will be that there will be little to no restrictions for future construction activities and limited restrictions for future users.

This alternative will rely on the use of local contractors and landfills that will reduce overall fuel consumption and greenhouse gas emissions for the project. However, this alternative will require more trucking, offsite disposal, and use of newly manufactured materials than other HBM alternatives. As indicated in the CSM, due to the occurrence of the selected remedial alternatives within the Site building, a changing climate is not expected to impact this alternative.

Cost Effectiveness

Based on prior project and contractor experience and current estimates received from contractors, the estimated cost to implement this alternative is as follows:

Presumptive remedial measures	\$275,000
Remedial planning and engineering	\$20,000
Abatement by removal of all ACM	\$75,000
Removal of all LBP and non-TSCA-regulated PCBs	\$245,000
Cleanup Oversight/Reporting	\$32,000
<u>10% contingency</u>	<u>\$64,700</u>
Total	\$711,700

Estimated Time to Reach “No Further Action”

The Site would meet the requirements for “No Further Action” and could attain a Certificate of Completion from the Maine DEP VRAP within 6 months, following the completion of the phased implementation of the cleanup.



7.3 JUSTIFICATION FOR THE SELECTED REMEDIAL ALTERNATIVE

Based on the evaluation of the remedial alternatives presented above, the recommended alternative is Alternative #2 – Stabilization, Partial Removal, and Continuing Management. This alternative was selected because it is effective and reliable, a greener option, and provides greater protection of historically significant building components than other alternatives, while effectively meeting all the other comparison criteria.



Table 1 – Summary of Remedial Alternatives

Evaluation Criteria	Alternative #1 No Action	Alternative #2 Stabilization, Partial Removal, and Continuing Management	Alternative #3 Complete Removal and Disposal
Effectiveness & Reliability	Not effective or reliable.	Combined removal and continued use is an effective and reliable form of remediation. Exposure pathway is mostly removed. Long-term maintenance is required.	Removal of hazardous building materials removes the exposure pathways and has been proven to be an effective and reliable form of remediation. Long-term maintenance is not required.
Feasibility & Ease of Implementation	Not feasible but easily implementable.	Utilizes standard construction, remedial, abatement, and management techniques; therefore, this alternative is easily implementable. However, may limit flexibility of work during the construction phase. Greater protection of historically significant building components	Utilizes standard construction, remedial, and abatement techniques, therefore, this alternative is easily implementable. More damage or removal of historically significant building components, but less restriction of future construction.
Risk Reduction & Green/Sustainable Remediation	No reduction in risks to human health and the environment. No reduction in contaminant mobility or toxicity. No green remediation benefits.	Risk to human health by exposure to HBM mostly reduced, but not permanently eliminated. Reduced offsite disposal and greater recycling of existing building materials compared to Alternative #3 Not adversely impacted by changing climate	Risk to human health by exposure to hazardous building materials are permanently eliminated by removal. Requires greater offsite disposal and is less sustainable than Alternative #2. Not adversely impacted by changing climate
Year 2014 Costs	No Cost	\$554,400	\$711,700
Time to Reach “No Further Action”	Will not be achieved.	6 months	6 months
Comments	Does not address risk to human health, the environment.	Selected Alternative: This alternative was selected because it is effective and reliable, a greener option, and provides greater protection of historically significant building components than other alternatives, while effectively meeting all the other comparison criteria.	Feasible but more expensive and causes more impact to historically significant building components.



8. PROPOSED REMEDIAL ACTION WORK PLAN

Stabilization, partial removal and continued management is the recommended alternative to address the COCs at the Site. Credere will coordinate and direct the performance of the selected remedial activities. This section describes activities that will be completed as part of the Site remediation. A Health and Safety Plan for completion of Credere's activities will be prepared prior to start of construction. In addition, Credere will present the proposed remediation activities for review and approval by the Maine DEP VRAP prior to initiating this project.

TSCA-Regulated PCB Bulk Product Waste and Remediation Waste

All concentrations of PCBs regulated by 40 CFR 761 and TSCA will be remediated in accordance with 40 CFR 761 and with a PCB Cleanup Work Plan to be prepared and approved by EPA.

Mold

All water damage and mold will be remediated by a qualified contractor according to EPA's *Mold Remediation in Schools and Commercial Buildings* and to the guidelines presented in the "Worldwide Standards for Exposure to Bacteria and Mold" by Robert C. Brandys, PhD, MPH, PE, CIH, CSP, CMR and Gail M. Brandys, MS, CSP, CMR.

Asbestos Abatement

Prior to or concurrent with the building renovations, an Asbestos Abatement Contractor licensed by Maine DEP will remove and dispose of identified ACM pursuant to Maine DEP Chapter 425. Following the completion of asbestos abatement activities and once successful clearance results are obtained, all documentation will be submitted to the Maine DEP.

Lead and Non-TSCA-Regulated PCB Containing Paint Management

Work practices will be in general conformance with requirements of Maine DEP Chapter 424: Lead Management Regulations to minimize exposure to lead by future occupants and other Site workers. Painted surfaces will be removed or modified only as needed for the redevelopment of the Site building. Any painted surfaces remaining at the Site after the redevelopment will be in "good condition" as defined in Maine DEP Chapter 424, by the removal of all loose, flaking, and/or peeling paint, and coating the remaining paint with the appropriate application of new primer and paint. All paint waste will be properly handled, transported, and disposed in accordance with Maine DEP Hazardous Waste Management Rules (Chapters 850 through 857).

Universal and Hazardous Waste Removal and Disposal

All identified universal and hazardous wastes in the Site building will be removed and properly disposed by qualified personnel in accordance with the Maine DEP Hazardous Waste Management Rules (Chapters 850 through 857).



Petroleum in Suspected Offsite UST

The copper pipes which is possibly fuel oil supply lines from a suspected UST located just adjacent to the Site will be sealed to prevent petroleum for entering the Site.

Long-Term Environmental Management Plan

Following the completion of redevelopment activities, potential risk posed by concentrations of hazardous substances that may remain in building materials at the Site will be managed through the preparation and use of an EMP. The EMP will govern future Site activities and describe the requirements for long-term inspection and maintenance at the Site.

State and Federal Permits Required

Proper notification of asbestos projects to the Maine DEP will be required. No other permits are anticipated to be required as a part of this remediation project.

Remedial Action Reporting

Following the initiation of remediation activities at the Site, Credere will submit email status update reports to the Maine DEP on a monthly basis. Once all cleanup activities are completed, Credere will prepare and submit a Remedial Action Completion Report to the Maine DEP as well as a PCB Cleanup Final Completion Report to the EPA summarizing the field activities conducted as part of the remediation effort including all applicable disposal documentation. The Remedial Action Completion Report will be prepared and submitted to the Maine DEP within 30 days following completion of all cleanup activities. The PCB Cleanup Final Completion Report will be submitted to EPA within 60 days of the receipt of final disposal documentation from the PCB cleanup contractor.



9. SUMMARY

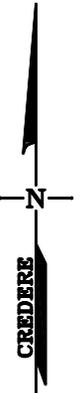
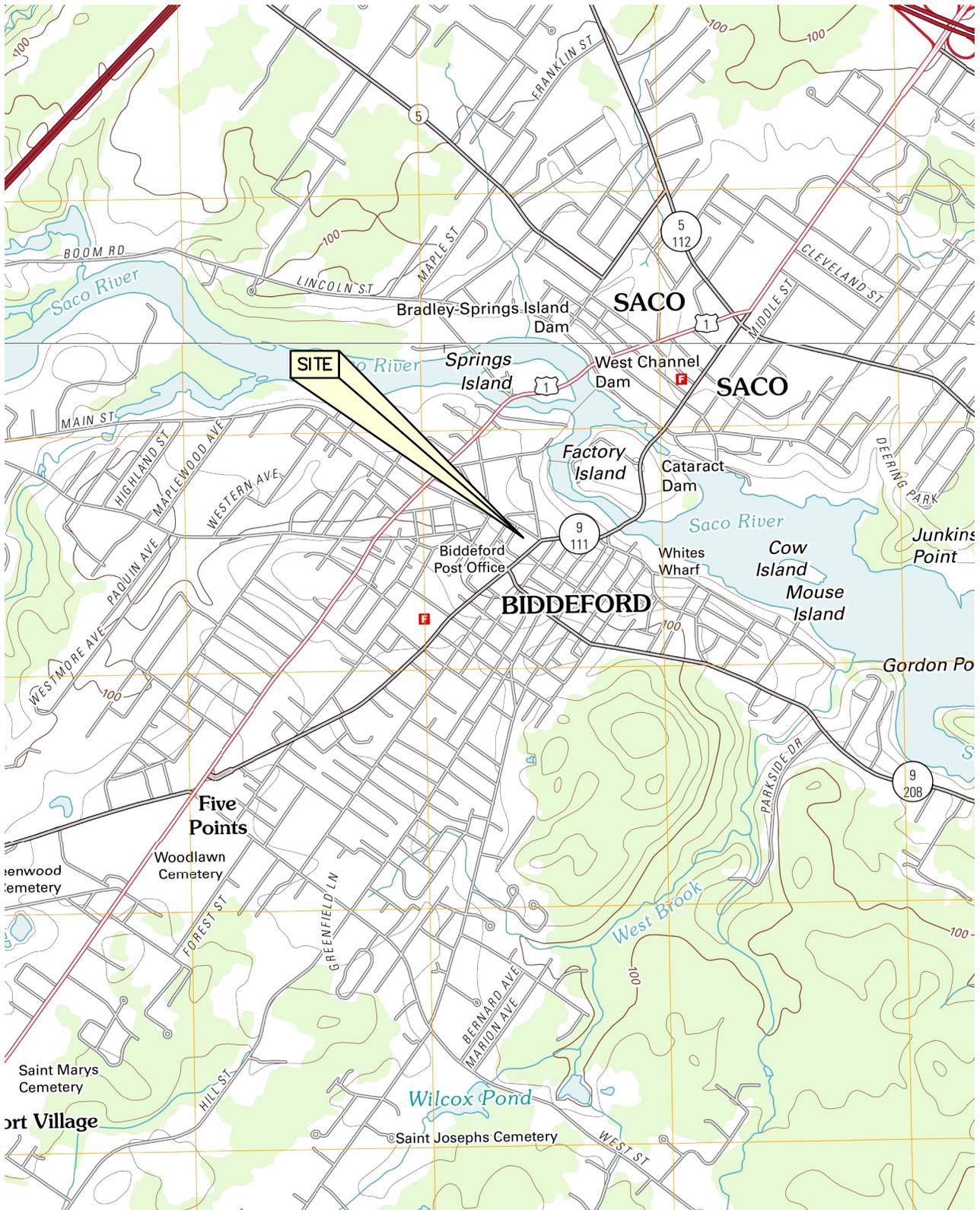
Credero developed this ABCA/RAP for the Marble Block located in Biddeford, Maine. The purpose of this study was to evaluate potential remedial action alternatives to mitigate identified environmental conditions at the Site. Based on the findings of this study, a summary of the ABCA/RAP process is presented below:

1. Remedial action is necessary to address hazardous building materials (TSCA-regulated PCBs, ACM, LBP, non-TSCA-regulated PCBs, mold, petroleum, and universal waste) located at the Site. In consideration of the Conceptual Site Model, applicable regulatory guidelines, and the nature of the specific contaminants detected, Credero evaluated three alternatives to identify the most appropriate cleanup. The three evaluated remedial alternatives were compared for effectiveness and reliability, feasibility and ease of implementation, risk reduction and green remediation, cost effectiveness, and estimated time to reach No Further Action.
2. Alternative #2 – Stabilization, Partial Removal, and Continuing Management has been selected as the recommended alternative because it is effective and reliable, provides greater protection of historically significant building components than other alternatives, while effectively meeting all the other comparison criteria.
3. A remedial action plan that summarizes the execution of the remedial activities is included in this document.
4. Long-term risk posed by environmental conditions remaining at the Site following the completion of the above-described remedies will be managed through the long-term implementation an EMP.



FIGURES





USGS QUADRANGLE INFORMATION: BIDDEFORD, MAINE 7.5 MINUTE SERIES 2011
 USGS QUADRANGLE INFORMATION: OLD ORCHARD BEACH, MAINE 7.5 MINUTE SERIES 2011

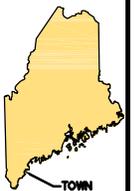
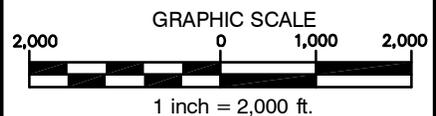
DRAWN BY: MTG	DATE: 2/14/14
CHECKED BY: ASD	PROJECT: 14001226

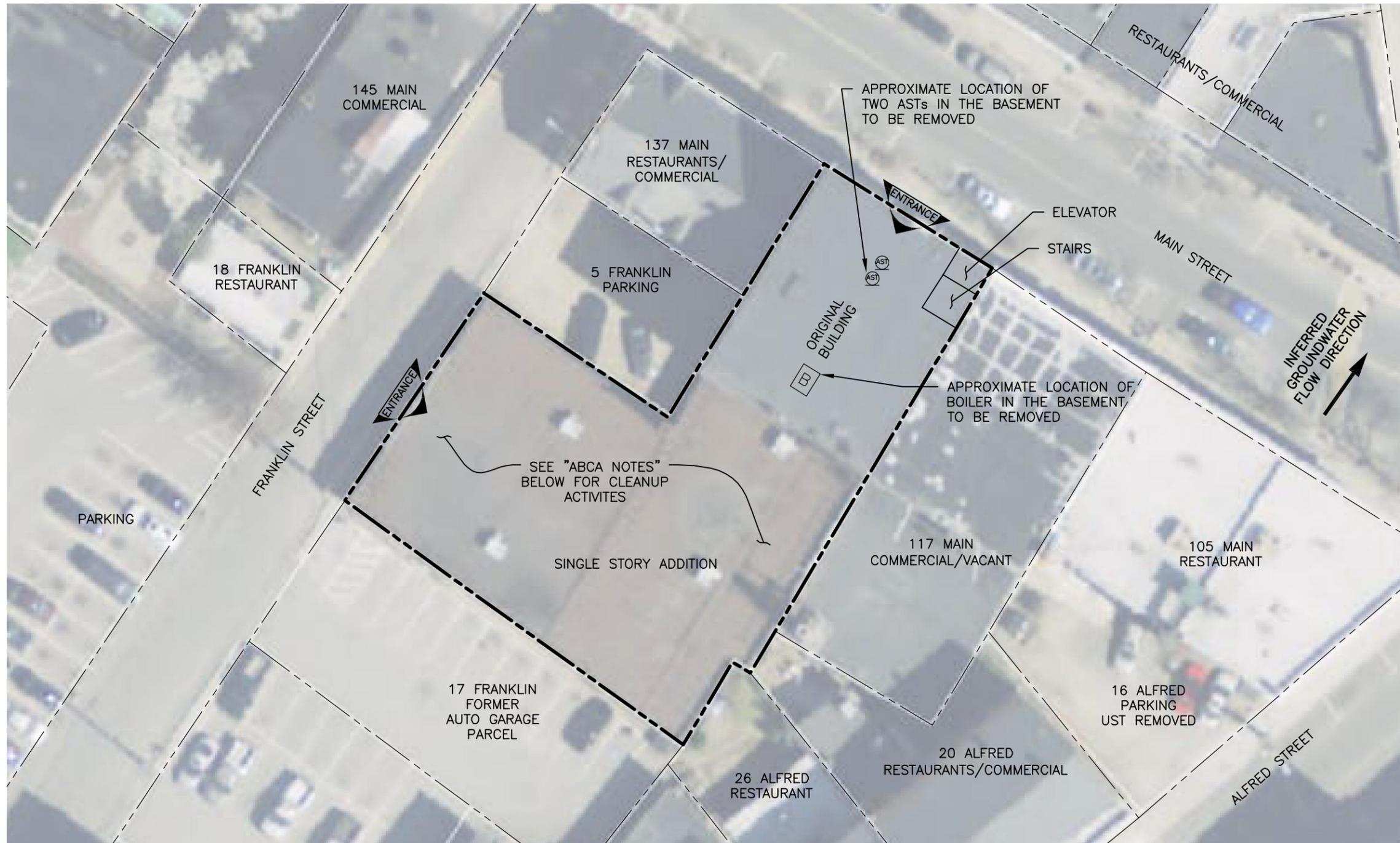
FIGURE 1 - SITE LOCATION PLAN



CREDERE ASSOCIATES, LLC
 776 MAIN STREET
 WESTBROOK, MAINE 04092
 TEL: 207.828.1272
 FAX: 207.887.1051
 WWW.CREDERELLC.COM

MARBLE BLOCK
 129 MAIN STREET
 BIDDEFORD, MAINE





ABCA NOTES

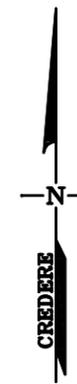
1. ALL ASBESTOS, LEAD AND NON-TSCA-REGULATED PCB CONTAINING PAINT WILL BE REMOVED AS NEEDED; AND ALL REMAINING ASBESTOS, LEAD AND NON-TSCA-REGULATED PCB CONTAINING PAINT WILL BE STABILIZED TO A "GOOD CONDITION".
2. ALL TSCA-REGULATED PCBs AND UNIVERSAL WASTE WILL BE REMOVED AND PROPERLY DISPOSED.
3. ALL MOLD WILL BE MITIGATED.

GENERAL NOTES

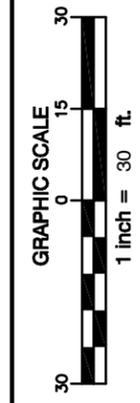
1. EXISTING CONDITION FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON INFORMATION OBTAINED FROM THE CITY OF BIDDEFORD, MAINE, ONLINE PARCEL INFORMATION WITH ORTHOIMAGERY UNDERLAY AND SITE RECONNAISSANCE OBSERVATIONS FROM ON FEBRUARY 11, 2014, AND APRIL 29, 2014.

LEGEND

- SITE BOUNDARY LINE
- PROPERTY LINE
- FUEL LINES
- ABOVEGROUND STORAGE TANK (AST)



**FIGURE 2
DETAILED SITE PLAN**



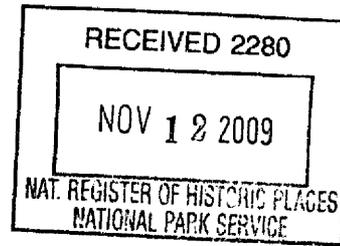
MARBLE BLOCK
129 MAIN STREET
BIDDEFORD, MAINE

DRAWN BY: MTG DATE: 09/18/14
CHECKED BY: JBO PROJECT: 14001226

CREDERE ASSOCIATES, LLC
776 MAIN STREET
WESTBROOK, MAINE 04092
TEL: 207.828.1272
FAX: 207.887.1051
WWW.CREDERELLC.COM

United States Department of the Interior
National Park Service

1146



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Biddeford Main Street Historic District

other names/site number _____

2. Location

street & number 29 to 316 Main St, and portions of Elm, Jefferson, Adams, Washington
Franklin, Alfred and Water Streets.

not for publication

city or town Biddeford

vicinity

state Maine code ME county York code 031 zip code 04005

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

James S. Thompson
Signature of certifying official
SHA - Maine
Title

11/4/09
Date
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official
Title

Date
State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

John Delino
Signature of the Keeper

12/24/09
Date of Action

5. 49 Main Street, ca. 1925
MHPC No. 041-0083
- 1 contributing building.

The two-story brick commercial building at 49 Main Street has a flat roof, concrete foundation, and details influenced by twentieth century Classical Revival. The first floor storefront has a central recessed entrance flanked by display windows (Photograph 9, second from left). The four bays of second floor windows have one-over-one light, double-hung sashes. A soldier row is detailed in the brick façade above the second story windows, and the parapet includes a row of bricks laid in a decorative pattern.

6. 53 Main Street, ca. 1920
MHPC No. 041-0084
- 1 contributing building.

The three-story commercial building located at 53 Main Street has a flat roof and is constructed with rusticated concrete blocks (Photograph 9, third from left). The first floor storefront has been partially covered with vinyl siding, and a modern picture window is located to the west of the storefront entrance. The entrance to the second level is located at the east end of the first floor. The four bays of second story windows are one-over-one light, double-hung vinyl sash with stone sills and lintels.

7. Bryant Building, 61-65 Main Street, ca. 1890
MHPC No. 041-0085
- 1 contributing building.

The Bryant Building is a three-story commercial building with a stone foundation, flat roof, and brick walls (Photograph 9, far right). The Bryant Building sits upon two separate tax parcels, with a large parking area encompassing the majority of the western parcel. Although it is a vernacular building, details show influence from the Italianate style. The three first-story storefronts each have two picture windows with brick panels detailed below. The 12 bays of upper level windows each have one-over-one light, double-hung sashes. The upper levels are separated into three sections, each with four windows. The third floor windows have segmental arches with relieving arches and keystones detailed in the brick. A stone panel in the center of the façade between the second and third levels is inscribed with "BRYANT BUILDING". Brick corbels are located below the pressed metal cornice.

8. Puritan Building, 105 Main Street, 1912
MHPC No. 041-0086
- 1 contributing building.

Located at the corner of Alfred Street and Main Street, the three-story commercial building includes details influenced by twentieth-century Classical Revival (Photograph 10, far right). This corner building, typical in design to the other three-story corner buildings within the district, has a stone foundation, brick walls, and a flat roof. Eight bays face Main Street, four bays open towards Alfred Street, and one bay faces the corner. Four bays of the first floor display windows line Alfred Street. The first level along Main Street has four bays of display windows flanking central doors; narrow entry bays are also located between the eastern two bays and the western two bays. The storefront level is separated from the second level by a soldier row of bricks. The second and third levels of the north, northeast, and east elevations have paired one-over-one light, double-hung windows with stone sills in each bay. Keystones are detailed in the bricks above each window or set of windows. A pressed metal cornice runs along the entire perimeter of the flat roof, and the parapet has a metal cap.

9. Staples Block, 117 Main Street, 1896
MHPC No. 041-0087
- 1 contributing building.

Located between buildings of similar massing, the Staples Block has a stone foundation, brick walls, and a flat roof (Photograph 3, left). The three-story commercial building uses Classical details and includes a first floor storefront with three sections of display windows. The recessed entrance is located at the far west. The storefront is topped by six metal panels. Two-story Doric pilasters detailed in the brick are located at each end of the tripartite façade and on each side of the center section. The outer two sections each have a pair of plate glass windows flanked by one-over-one light, double-hung aluminum sash windows. The central section has a pair of one-over-one light, double-hung aluminum sash windows. The second level windows are topped with soldier rows of bricks, while the third level windows have arches detailed in the brick above each window. A decorative panel is located between the second and third levels in the center section, and contains the words "EDWARD W. STAPLES 1896" surrounded by vines. The façade is topped with a decorative brick frieze and a pressed metal cornice.

10. Marble Block, 129 Main Street, 13 Franklin Street, 1877; ca. 1940
MHPC Nos. 041-0448, 041-0088
- 1 contributing building.

The three-story Italianate commercial building at 129 Main Street (Photograph 3, center) has rear concrete block addition that faces Franklin Street (Photograph 11). The façade of the Marble Block is clad in a marble veneer in contrasting grays and whites. The brick building sits upon a stone foundation, and has a flat roof. The primary commercial front is ten bays wide with a first floor storefront. The first floor storefront has plate glass windows flanking a central recessed entrance. A cornice with a simple frieze and dentils tops the storefront. The second floor windows have segmental arches and keystones emphasized in the veneer. The upper story windows are significantly taller than the second floor windows. The third floor windows have a decorative beltcourse below and rounded arches with keystones emphasized in the veneer above. An ornate cornice with a simple frieze and dentils tops the façade. Decorative brackets are located along the cornice on each side of a central gabled pediment. Finials are located at each side of the pediment and at each end of the cornice. The letters "O.H.S." are inscribed in the stone below the pediment. The rear addition is a one-story concrete block commercial structure with a central glass-and-metal entrance and no other openings. The rear addition extends from the south elevation of the Marble Block to form an L-shaped footprint.

11. Hooper's Brick Block, 137 Main Street, 1848 1 contributing building.
MHPC No. 041-0089

The two-and-one-half story brick commercial block at the corner of Franklin and Main streets has brick walls, a stone foundation, and Greek Revival detail (Photograph 3, third from right; Photograph 12, far left). Hooper's Block stands out amongst the neighboring buildings due to the side-gable roof, which is also found on the earlier buildings of the district, such as the Thatcher Hotel. The roof is clad in asphalt shingles, and a double chimney extends from the gable end wall. Three storefronts with plate glass windows line the first floor; two have recessed central entrances, and the westernmost has a corner recessed entrance. An entrance to the second floor is found between the corner and center storefronts. Seven bays of windows are located in the second floor of the north elevation, and four bays of windows face west towards Franklin Street. Three bays of windows are also located in the attic story facing Franklin Street. The windows are all one-over-one light, double-hung sash with stone lintels and sills. Gabled dormers are located above the second from the outer bays. The dormers are sided with vinyl and have one-over-one light, double-hung aluminum sash windows.

12. 145 Main Street, ca. 1900 1 contributing building.
MHPC No. 041-0090

The four-story commercial building at the corner of Franklin and Main streets has a stone foundation, brick walls, and a flat roof (Photograph 12, center). The simply-ornamented building shows Classical influences in the prominent cornice and pilasters that extend along the facade. A storefront encompasses the first floor of the north elevation and the northernmost bay of the east elevation. The storefront is topped by metal panels and plate glass windows flank a central recessed entrance (Photograph 13). Three recessed bays of windows face Main Street, while four bays face Franklin Street. The first floor storefront is separated from the upper levels by a pressed metal cornice. The openings get smaller in each rising story, but all have paired, one-over-one light, double-hung aluminum sash windows. The second story windows have stone sills and lintels, while a beltcourse detailed in the brick runs along the bottom of the third story windows. A simple frieze is detailed in the pattern of bricks below the pressed metal cornice that extends across the north and east elevations.

13. Shevenell Park, 149 Main Street, ca. 1975 1 non-contributing site.

The narrow landscaped lot between 145 Main Street and 163 Main Street was established as a pocket park after the demolition of a commercial building (Photograph 12, right of center). Paved with concrete trimmed with brick, the pocket park has a row of seven deciduous trees planted down the center of the lot. Plantings line the edges of the park, along the walls of the adjacent buildings, and benches are placed intermittently along each side.

14. 163 Main Street, ca. 1850 1 contributing building.
MHPC No. 041-0091

The two-and-one-half-story commercial building at the corner of Washington and Main streets was designed with Second Empire influences (Photograph 12, right). The brick walls sit upon a stone foundation, and the side-gambrel roof is clad in asphalt shingles. The first floor contains two storefronts. The east storefront has plate glass display windows and a recessed entrance near the center of the building. The west storefront houses a bank, and has been covered with a polished marble veneer. Two plate glass windows are located east of the entrance. Five bays of windows open on the west elevation. The second floor contains 12 bays of six-over-six light, double-hung windows. Each has a segmental arch opening, stone sill, and a hood molding detailed in the brick. Simple pilasters separate the façade into six sections in a 2/2/1/2/1/2/2 bay pattern. The west elevation has five bays of windows on the second story, with the windows paired in the center bay. The brick entablature at the top of the second floor of the façade has dentils and a pressed metal cornice. The gambrel roof covers the third story, and three hipped-roof dormers project from the asphalt-shingled north slope. Each dormer has a central six-over-six light, double-hung window flanked by two-over-two light sidelights. The third floor of the



BRIDGEFORD MAIN STREET H.D.: YORK CO. ME

MORTON-KELLY CHARITABLE TRUST

Board of Directors

Janet Henry
Merton G. Henry, Esq.
Erik C. Jorgensen
Marilyn A. Lalumiere
Michael J. Quinlan, Esq.

NOV 22 2014

Mildred D. Morton (1891-1992)
Joan M. Kelly (1921-2012)

Mailing Address

c/o Michael J. Quinlan
P.O. Box 4510
Portland, ME 04112
(207) 775-7271

November 21, 2014

Caleb Johnson, President
engine
265 Main Street #103
Biddeford, ME 04005

Re: Grant Award

Dear Mr. Johnson:

I am pleased to enclose a grant award check in the amount of \$25,000 from the Morton-Kelly Charitable Trust to engine in support of the Marble Block restoration project. Please note that this is a one-time grant and does not represent a continuing commitment to award grants in future years.

Please send us a written report as to how these grant funds were expended and utilized by October 1, 2015. Future grant requests will not be considered from organizations failing to report on grants previously received.

Acknowledgement of this grant should be made to the Morton-Kelly Charitable Trust, c/o Michael J. Quinlan, Secretary, at the address provided above.

Please note the deadline for submitting grant requests in 2015 and in future years will be **October 1**. Grant requests are not accepted prior to July 1 each year.

Congratulations on this grant award. We wish you and your organization every success.

Marble Block Brownfields Cleanup Grant, Biddeford, Maine

COPY OF THE OTHER FACTORS CHECKLIST

Name of Applicant: Marble Block Redevelopment Corp., Biddeford, Maine

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the section process.

Other Factor	Page #
<i>None of the Other Factors are applicable</i>	
Community is 10,000 or less	
Applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
Targeted brownfield sites are impacted by mine-scarred land	
X - Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9, 10
X - Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4, 5
Applicant is one of 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one the 24 recipients, or relevant pages from recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is the recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of the PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicants must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant	

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="12/18/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="27-2463118"/>	* c. Organizational DUNS: <input type="text" value="0699159670000"/>
--	---

d. Address:

* Street1:
Street2:
* City:
County/Parish:
* State:
Province:
* Country:
* Zip / Postal Code:

e. Organizational Unit:

Department Name: <input type="text"/>	Division Name: <input type="text"/>
--	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:
Title:

Organizational Affiliation:

* Telephone Number: Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Marble Block Brownfields Cleanup Program, Biddeford, Maine

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: