

December 18, 2015

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

SUBJECT: EPA Brownfields Assessment Grant Proposal

Dear Mr. Gardner:

Southern Maine Planning and Development Commission (SMPDC), along with our 39 member communities and partners, enthusiastically submits this proposal for an Environmental Protection Agency (EPA) Brownfields Assessment Grant. As you will see throughout this proposal, SMPDC and its member communities have developed and are currently executing an efficient and effective Brownfields program within Southern Maine; however, there is much more work to be done.

SMPDC received Brownfields Hazardous Substance Assessment grants in 2004, 2006, 2008 and 2013, Brownfields Petroleum Assessment grants in 2006, 2008 and 2013, Brownfields Revolving Loan Fund Grants in 2007, 2009 and 2014, and Supplemental Brownfields Revolving Loan Fund grants in 2009, 2010, 2011, 2013 and 2015. To date, we have conducted an inventory containing over 500 potential Brownfields sites within the region and currently have 15 sites selected for top priority within the program. We have completed the assessment of eight mill sites, sixteen commercial properties, and thirteen petroleum properties, and deferred five additional sites to the State of Maine Brownfields program (due to lack of available assessment funds), which were successfully assessed. In addition, we have made nine subgrants totaling \$1.99 million and six loans totaling approximately \$3.5 million from our existing revolving loan fund, all to projects previously assessed with Brownfields funding. **Cumulatively, our Brownfields projects have leveraged approximately \$120 million in both private and public sector investment.**

Based on our current Brownfields site inventory, many more sites are located throughout the region that require assessment and/or cleanup. For example, the downtown mill area of the City of Biddeford alone currently contain several underutilized former industrial mills including the Lincoln Mill, Pepperell Mill, Sunbeam Mill, and the Saco-Lowell Foundry. The City of Sanford also has several former industrial mills located in the downtown including the Stenton Trust Mill, Wasco Mill, Stone Mill and the International Woolen Mill to name a few, all needing assessment. Together with ongoing Brownfields redevelopment projects, these mill buildings represent over 3 million square feet of underutilized mill space in just the Biddeford and Saco mill areas.

SMPDC has successfully assisted with the City of Sanford's EPA funded Areawide Planning Grant and these new assessment funds will be used for the assessment and cleanup of priority projects that were identified in the planning process. Also, as a partner to the region's HUD Sustainability Grant and Mobilize Southern Maine, SMPDC will work with the various stakeholders to identify, prioritize, and fund priority projects in our service area.

SMPDC has had much success in implementing its Brownfields Assessment and RLF Programs. It is critical that SMPDC continue its Brownfields Program by being able to fund the assessment of

additional properties which will allow us to then provide loans to assist in funding the remediation of our Brownfields sites.

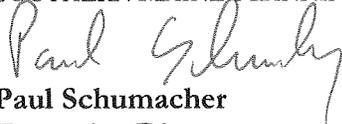
Other required application information:

- a. Applicant Identification: Southern Maine Planning and Development Commission, 110 Main Street, Suite 1400, Saco, Maine 04083
- b. Applicant DUNS Number: 166438317
- c. Funding Requested:
  - i). Grant Type: Assessment
  - ii). Federal Funds Requested: \$300,000
  - iii). Contamination: Hazardous Substances (\$200,000) and Petroleum (\$100,000)
  - iv). Community-wide
- d. Location: 39 Member Communities located in York and portions of Oxford and Cumberland Counties in Southern Maine.
- e. Property Information for Site Specific Proposals: NA
- f. Contacts:
  - i) Project Director: Chuck Morgan, Economic Development Director, Southern Maine Planning and Development Commission, 110 Main Street, Suite 1400, Saco, Maine 04072; phone: 207-571-7065 ; fax: 207-571-7068; [cmorgan@smpdc.org](mailto:cmorgan@smpdc.org)
  - ii). Chief Executive: Paul Schumacher, Executive Director, Southern Maine Planning and Development Commission, 110 Main Street, Suite 1400, Saco, Maine 04072; phone: 207-571-7065 ; fax: 207-571-7068; [pschumacher@smpdc.org](mailto:pschumacher@smpdc.org)
- f. Date Submitted: December 18, 2015
- g. Project Period: October 2016 through September 2019
- h. Population Served: 209,544 from 2010 U.S. Census
- i. Other Factors Checklist: included as Appendix 3 and attached to this Transmittal Letter

We thank you in advance for considering our grant application. If you should have any questions or require clarification on any element of this proposal, please give me a call at (207) 571-7065.

**Very truly,**

SOUTHERN MAINE PLANNING AND DEVELOPMENT COMMISSION

  
**Paul Schumacher**  
**Executive Director**

cc: *with attachment*

Nick Hodgkins, State of Maine DEP

**Appendix 3**  
**Regional Priorities Form/Other Factors Checklist**

Name: Southern Maine Planning and Development Commission (SMPDC)

***Regional Priorities Other Factor***

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. 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, it will not be considered during the selection process.

Regional Priority Title(s): **EPA Region 1 - Assistance to Communities that have Limited In-House Capacity to Manage Brownfields Projects & Coordinated Public Funding for Brownfields**

Page Number(s): 1, 4, 5,

Assessment Other Factors Checklist

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 selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	7, 8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8, 9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1, 3,4

<p>Applicant is one of the 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, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of 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 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, <b>applicant must attach documentation.</b></p>	5, 6, 11, 13
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	5, 11

## Ranking Criteria for Assessment Coalition Grants

### 1. Community Need

#### a. Targeted Community and Brownfields

*i) Targeted Community Description* - Southern Maine Planning and Development Commission (SMPDC) serves 209,544 residents living in 39 communities within two southern Maine counties, extending from the Maine coast to the White Mountains. The 39 municipalities in the SMPDC service area are classified as smaller urban communities (largest: Biddeford: 21,318 persons) and small rural communities (smallest: Stoneham: 207 persons). Of the 39 municipalities in the SMPDC region, **87% have populations below 10,000 persons**. The sites that have been targeted by SMPDC for the Brownfields Assessment program include the abandoned industrial mills and manufacturing sites that are located within downtown areas of **our target communities of Biddeford and Sanford**. Many of the sites in our urban communities, particularly the target communities, contain skeletons of former mill properties with soil laden with industrial textile residues of cancer-causing chemicals, groundwater unsafe to drink, chlorinated vapors lurking beneath the building footprints, peeling lead based paint, and sheets of asbestos insulation hanging from the ceilings and walls. Our communities struggle to replace the 2,145 jobs lost over the last 60 months. Assessing these mill and vacant underutilized properties will provide opportunities for the creation of jobs for many of the rural and underserved populations in our area. Our grant monies will **focus on assessing properties that hold opportunities for redevelopment where small entrepreneurial hard-working Mainers can set up shop and potentially carve out a living**. Southern Maine with its rich industrial heritage, particularly in the textile industry dating back to the late 1800s yielding large mills and mansions for mill owners, will never come back but the small business spirit that could fill these mills/buildings could be the next revolution of change once properties are assessed.

#### *ii) Demographic Information*

	Biddeford	Sanford CDP	York County	Oxford County	Maine	National
Population <sup>1</sup>	21,318	9,634	198,220	57,657	1.328M	311.537 M
Unemployment <sup>1</sup>	6.2%	10.2%	4.4%	5.9%	4.9%	5.3%
Poverty Rate <sup>1</sup>	14.9%	18.9%	9.5%	14.9%	13.6%	11.3%
% Minority <sup>1</sup>	4.5%	9.1%	3.8%	3.0%	4.7%	36.7%
Median Household Income <sup>1</sup>	\$40,674	\$36,394	\$57,348	\$40,674	\$48,453	\$53,046
% of Households Unable to Afford Rent on a 2 BR Apt <sup>1</sup>	60%	61.1%	55.6%	53.9%	55.6%	55.0%
Housing units built 1939 or earlier <sup>1</sup>	48.0%	46.8%	23.6%	25.8%	26.4%	13.5%

Sources: 1. 2009-2013 American Community Survey (Tables DP02, DP03, DP04)

*iii) Description of Brownfields*- The results of SMPDC's previous Brownfields survey show that **over 500 hazardous substance and petroleum sites exist throughout the SMPDC area. Cumulatively, these sites occupy an estimated 400 acres**. Most of the communities in SMPDC's area have vacant or underutilized mill sites and former manufacturing facilities that once supported the industrial economy. The target communities for this grant, Biddeford and Sanford, are the highly industrialized cities that contain the highest concentration of downtown and mill yard Brownfield sites. The downtown mill area of the City of Biddeford currently contain several underutilized former industrial mills including the Lincoln Mill, Pepperell Mill, Sunbeam Mill, and the Saco-Lowell Foundry.

The City of Sanford also has several former industrial mills located in the downtown including the Stenton Trust Mill, Wasco Mill, Stone Mill and the International Woolen Mill to name a few, all needing assessment. Biddeford's Pepperell Manufacturing Millyard includes over 1.2 million square feet of mill space and Sanford's Goodall Mill Yard contains over 2,000,000 square feet of mill space. Much of this space is either vacant or severely underutilized as a result of large business closures. ***Through our site inventory and active Brownfields program we have identified 15 sites totaling 2,700,000 square feet and 125 acres that will need assessment and financial assistance within the next five years to complete remediation activities so these properties can become economic contributors in the area.***

The Brownfields sites within our member and target communities have caused significant environmental, health and welfare impacts. Chlorinated solvents and degreasers once used at these abandoned mills have left behind volatile organic compound contamination in soil, groundwater, and soil vapor. In addition, former industrial usage has resulted in petroleum, lead, arsenic, cadmium, and polycyclic aromatic hydrocarbon contaminated soil, groundwater, and surface water, as well as buildings filled with asbestos, polychlorinated biphenyls, lead paint and universal wastes. These sites have left real environmental impacts as the abandoned physical plants that once fueled, heated, and supported these former industrial centers have left a legacy of contamination from fuel oil, lead, and toxic volatile additives and constituents.

***iv) Cumulative Environmental Issues-*** To further highlight the environmental impacts caused by our polluted sites, the ***EPA Environmental Justice Geographic Assessment Tool*** identifies the SMPDC target communities of Biddeford and Sanford, as well as remaining areas of York and Oxford counties, as ***disadvantaged communities*** that are being unduly exposed to environmental harms. Specifically, there are atypical concentrations of hazardous waste (including over 180 RCRA sites), air emissions, toxic releases, Brownfields, and ***Superfund sites within Sanford and Biddeford*** when compared to the surrounding areas. Emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapors (Sanford and Biddeford are over the 70th percentile for daily vehicle per mile), and chemical solvents have created ground-level ozone concentrations that exceed the ***OSHA recommended exposure level over much of eastern York and Oxford*** counties, including the communities of Sanford and Biddeford. Based on the social and economic characteristics of our region, this data shows that these cumulative environmental impacts are resulting in a ***disproportionate impact to the health and welfare of our target communities and their sensitive populations.***

#### **b. Impacts on Targeted Community**

The high priority Brownfields sites in our region suffer from a lack of investment and the resulting deterioration of the buildings and structures. The blight of these buildings establishes a cycle of disinvestment in the rest of the community as property values deteriorate, especially in the housing sector causing impacts to the health of residents (especially children) living in the area. A study completed in 2008 by the Maine Department of Health and Human Services titled "Childhood Lead Poisoning in Maine" indicated that five communities have roughly accounted for 40% of all newly identified children with elevated blood lead levels in Maine. Of these five communities, two are in the SMPDC region: Biddeford and Sanford. Biddeford and Sanford both have 2.0% of children with elevated blood lead levels, compared to the statewide average of 1.3%. The study further indicated that more than 80% of the children in the five high-density areas for lead poisoning live in substandard rental housing, which is predominantly located in the older housing stock near mills and Brownfields sites (over 45% of housing in target communities were built before 1939, *see demographics table*). This

trend highlights the adverse health effects of Brownfields sites on children within the communities in the region. Disinvestment and blight in a downtown also leads to unsafe conditions for residents and increased vandalism and crime. According to the 2012 Crime in Maine report, 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.

The prevalence of Brownfields sites in the region coupled with our cumulative environmental impacts may also be linked to increased cancer risk for the region. The 2005 National-Scale Air Toxics Assessment (NATA) published cancer risk levels for each county and census tract in the nation, as measured in total cancer risk per million residents. Based on this study, both Oxford and York counties received the highest cancer risk rating developed by the NATA. Furthermore, cancer risk in census tracts within the target communities of Sanford and Biddeford were well above the state average, and Biddeford’s mill district received the second highest rating available.

Our Brownfields sites have also led to an outmigration of people, who can afford to do so, leaving behind the underserved and lower income persons who have no other option but to stay living in poor and sometimes dangerous conditions. The outmigration of people is contributing to significant sprawl in the region as the rural and coastal areas of southern Maine have experience growth over 10% since the last census while both Biddeford (only 1.6%) and Sanford (4%) have lagged behind.

Left behind are our most vulnerable and impoverished people who are located in the neighborhoods surrounding the mill districts in our target communities of Biddeford and Sanford. ***Census Tract data*** (below) clearly show this disparity. ***These neighborhoods have minority populations close to 3 times greater than the York County average, 2 to 3 times greater the number receiving household food stamps, and 2 times greater the percentage of those living below the poverty line.*** Clearly our most vulnerable communities are those living in close proximity to downtown mill districts. Thus, the environmental contamination impacts of our Brownfields properties have a ***disproportional impact on welfare of the low and moderate income residents*** of the region.

	York County	Biddeford Census Tract	Biddeford Census Tract	Sanford Census Tract	Sanford Census Tract
Race - Non White	3.8%	8.3%	4.8%	5.4%	10.3%
Households receiving food stamps	12.7%	27.5%	24.6%	27.6%	35.5%
Percent below poverty level	9.5%	13.5%	20.9%	20.6%	21.9%

Source: 2009-2013 American Community Survey 5-Year Estimates

**c. Financial Need**

***i. Economic Conditions*** - As evidenced by job loss, rising municipal tax rates and foreclosure rates, SMPDC’s target and other member communities have experienced significant hardships due to the loss of manufacturing jobs that has continued throughout the past decade, resulting in people having to move and live in low-income, sometimes substandard housing. ***Since 2000, York County has lost over 5,000 manufacturing jobs.*** Printing and related support activities, converted paper product

manufacturing, and textile furnishings mills faced the greatest employment hardship, with a total loss of **2,145 jobs eliminated in the region during the last 60 months**. In addition, several natural disasters (FEMA-4108-DR and FEMA-4032-DR) and this past winter's historically high level of snow and resulting need for removal have further eroded municipal budgets, added to job losses, and diverted much needed housing upkeep revenues to address substandard living conditions for the low-income residents.

Rising municipal and educational expenditures, and a **reliance on residential tax base, means there is little to no ability for municipal borrowing**. Recent decreases in State Municipal Revenue Sharing have put further stress on municipal budgets and have led to significant property tax increases. For example, the City of Biddeford's Department of Public Works has seen no increases in staffing in 20 years, and has seen only modest increases in budget resources, which are solely related to fixed costs such as fuel, vehicle maintenance, and supplies. 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.

The recent tough economic climate has impacted SMPDC as we have been forced to terminate a staff position. Therefore, without the SMPDC EPA Brownfields Assessment Program, alternative State or Federal grants to assist with the burden posed by Brownfields sites are unattainable to our small communities. In addition, SMPDC only receives 14% of our operating budget from member dues, therefore outside funding is required to continue our Brownfields Program.

**ii. Economic Effects of Brownfields** – As stated, York County has lost over 5,000 manufacturing jobs since 2000. Biddeford has 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 2,000 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.

The loss of jobs has been the primary driver of the creation of Brownfields in our community. The community members who live around Brownfields sites in the region are challenged by per capita incomes that are significantly lower than the remainder of York County, Maine, and the national average. In addition, based on the table above, the poverty in **Sanford is staggering at 18.9%** of residents below the poverty level. Unemployment rates in our target areas are significantly higher than the surrounding areas. This in turn, generates housing affordability issues as over 60% of the residents in the target communities cannot afford the rents of a 2 Bedroom apartment (*see demographics table*). Furthermore, the percentage of minorities within Biddeford and Sanford are above average, indicating a concentration of typically underserved residents in close proximity to our high priority Brownfields sites.

The presence of our Brownfields is a major roadblock to the implementation of both Sanford's and Biddeford's downtown master planning and hindering its long-term economic growth. For example, 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 that 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, particularly the mill sites, as they are a central feature of Biddeford's downtown.

## 2. Project Description and Feasibility of Success

### a. Project Description, Project Timing and Site Selection

*i) Project Description.* - The Brownfields Assessment Grant funding will continue to build off our previous Brownfields Assessment Grants and existing Revolving Loan Fund Program, which have both been extremely effective. SMPDC has successfully contributed to ***Sanford's EPA-funded Areawide Planning Grant (AWP)*** and will continue to leverage these funds by providing assessment resources for their priority projects. Also, as a partner to the ***region's recently completed HUD Sustainability Grant***, SMPDC will actively work with the various stakeholders to identify, prioritize, and provide assessment funds for priority projects in our region. We will continue to work with EPA and Maine DEP as partners who will review and have input on assessment sites. We will continue to work with Qualified Environmental Professionals (QEPs) and sites selected will be required to be enrolled in the Maine DEP voluntary cleanup program.

The SMPDC region will benefit from the Brownfields Program by using the funds to assess properties where small businesses and entrepreneurs will be provided an opportunity to set up a business in one of the vast mill spaces in the SMPDC area. The assessment of the properties will offer redevelopment opportunities for investors, jobs and affordable housing for employees, help our goal of combatting sprawl, and ultimately revitalize local economies of the target communities. For example in the Pepperell Mill Campus, ***we are starting to see a rebirth of some of the mill space as small business incubators where 1-5 employee startups can obtain low-rent space to kick-off their business.*** A further example is the locating of a new restaurant in the lower level of the Sanford Mill in Sanford. The Sanford AWP and community meetings indicated the need for restaurants in the downtown/mill area. The restaurant opened up in 2013 and now other businesses (hair salon, offices, fitness center) have located in the former mill. We anticipate as more of the Brownfields properties are assessed and concerns addressed or eliminated, the entrepreneurial spirit will continue to fill these cavernous spaces.

We will incorporate Sanford and Biddeford's master planning efforts which both incorporate small business startup opportunities for downtown and mill redevelopment. The Brownfields Assessment Program is the critical component in SMPDC's immediate and long term plans to support efforts to clean up environmentally contaminated sites, improve public health, and creating economic and social opportunities. ***It is imperative that we continue to assess and cleanup properties to provide opportunities for redevelopment to facilitate small business opportunities for more jobs and create affordable housing for the entrepreneurs.***

We have identified over 500 potential hazardous substance and petroleum sites within the region as part of our previous Brownfields inventory process. In addition, the ***HUD Partnership for Sustainable Communities (Sustain Southern Maine initiative) and Sanford's Brownfields Area Wide Planning Grant*** have identified additional priority projects in the region. SMPDC will target the Brownfields Assessment program to owners and developers of the 15 high priority Brownfields sites identified within Southern Maine.

SMPDC will use Brownfields Assessment funds to assist in the assessment and eventual cleanup and redevelopment of these sites. Our environmental consultants will conduct Phase I and Phase II

activities that meet ASTM standards, and provide cleanup and reuse planning that will help move assessed brownfields into remediation and redevelopment. Project deliverables/outputs will include: ongoing ACRES updates and quarterly reports, web and print-based public outreach materials, 5 Steering Committee meetings, 10 public meetings and workshops, 9 Phase I assessments, 5 Phase II brownfield assessments, and completed cleanup plans for 4 sites in the region.

**ii) Project Timing** - SMPDC has over 10 years of experience in executing successful Brownfields programs and will lead the Assessment effort. SMPDC's project implementation plan is designed to ensure long term sustainability of its Brownfields Assessment program. Within 60 days of Notice of Funding, SMPDC staff will initiate preprogramming components including the reestablishment of the Steering Committee. Key program activities will be executed over the next three years in the following manner: utilize existing inventory as a starting point with selecting Phase I ESAs conducted in the first year; QAPPs, Phase II ESAs/Cleanup Planning conducted the second and third years. Site access agreements will be obtained for all properties entered in the SMPDC Brownfields Assessment Program. Community outreach will be conducted throughout the program in the communities. Quarterly reports and ACRES updates will be performed continuously throughout the grant.

Immediately following Brownfields Assessment grant award, SMPDC will select a Qualified Environmental Professional (QEP) in accordance with federal procurement procedures. The QEP will assist with site eligibility, review of sites entering the Brownfields Assessment program, obtain access agreements/owner coordination; contractor procurement; review of site information; ACRES updates, and compliance with the Maine DEP voluntary cleanup program.

**iii) Site Selection** - We have a long term working relationship with our Steering Committee members and all agree site selection criteria will continue to be based on two items: REDEVELOPMENT POTENTIAL AND SUSTAINABILITY! For access agreements, SMRPC will utilize our outside counsel for legal support. The 15 high priority sites targeted by the SMPDC Brownfields Assessment Program were identified through the Community Outreach meetings and will be given highest priority. In addition, sites with developer interest but were stalled due, in total or in part, to environmental stigma will also be given a highest priority. Other general criteria include:

- (1) What has the highest likelihood for successful redevelopment and creating local jobs?
- (2) How does the site fit in with the community's growth strategy?
- (3) What is the economic and employment benefit to the overall community and region?
- (4) Is there a regional value to the project?
- (5) Is the site targeted as part of the Areawide Planning Grant?
- (6) Can the project be used as a model for other communities?
- (7) Can the HUD Sustainability principle be implemented into the project?

## **b. Task Description and Budget Table**

### ***i) Task Descriptions***

**Task 1 – Cooperative Agreement Oversight.** Under this task staff will: attend educational workshops and conferences, complete all required performance reporting, screen and evaluate parcels for inclusion in the assessment program, conduct 5 Steering Committee meetings, and oversee technical aspects of the work as well the QEP. Total costs for hazardous substances = \$7,025 personnel and \$2,614 fringe (33%); travel at 50 miles/trip x 45 trips x \$0.40 = \$900.00, tolls \$100.00, meals \$117.00, and \$2,100 to attend the National Brownfields Conference; supplies: postage and

copies at \$400, and \$169 in miscellaneous supplies; \$7,000 in contractual to hire environmental professionals; and \$1,910 to obtain legal counsel. Total costs for petroleum = \$3,481 personnel and \$1,221 fringe (33%); travel at 50 miles/trip x 20 trips x \$0.40 = \$400.00, tolls \$100.00, meals \$109.00, and \$1,000 to attend the National Brownfields Conference; supplies: postage and copies at \$200, and \$84 in miscellaneous supplies; \$2,000 in contractual to hire environmental professionals; and \$970 to obtain legal counsel. ***Outputs = 5 Steering Committee meetings, completion all required performance reporting paperwork (ACRES, Quarterly reports, MBE/DBE/WBE reports), and contract development for hiring QEP.***

**Task 2 – Community Outreach & Engagement.** SMPDC has developed an extensive Brownfields Community Outreach Program. As part of this program we will ***conduct two public meetings for each hazardous substances and petroleum site*** that will focus on the results of the Phase II ESAs for each specific site and the potential reuse scenarios. Total costs for hazardous substances = \$4,788 personnel and \$1,584 fringe (33%); travel at 50 miles/trip x 40 trips x \$0.40 = \$800.00, tolls \$56.00, meals \$60.00; supplies: postage and copies at \$400, and \$169 in miscellaneous supplies; \$3,520 in contractual to hire environmental professionals. Total costs for petroleum = \$3,163 personnel and \$1,188 fringe (33%); travel at 50 miles/trip x 15 trips x \$0.40 = \$300.00, tolls \$78.00, meals \$80.00; supplies: postage and copies at \$200, and \$84 in miscellaneous supplies; \$1,980 in contractual to hire environmental professionals. ***Outputs = 10 public meetings (2 per site x 3 hazardous substances sites and 2 per site x 2 petroleum sites) handouts, website promotion and news articles regarding each meeting. SMPDC will provide additional and substantial economic development and planning support to manage and develop the Brownfields program at no cost to the grant.***

**Task 3 – Phase I & Phase II Site Assessment Activities.** Phase I Environmental Site Assessments (ESAs) will be completed for each of the sites selected for assessment as part of Task 1. The ESAs will be completed in accordance with the most current ASTM standards (ASTM 1527-13) and the EPA's "All Appropriate Inquiry" rule. Based on the results of the Phase I Environmental Site Assessments, site-specific Quality Assurance Project Plans (QAPPs) will be prepared and Phase II Site Assessments will be completed to confirm or dismiss the presence of Recognized Environmental Conditions at each site in accordance with ASTM's most current Standard Practice for Phase II ESAs. We estimate that hazardous substances Phase I ESAs will average \$4,000 per site and petroleum Phase I ESAs will average \$3,000 per site, which are average costs for all Phase I ESAs completed to-date. We estimate that hazardous substances Phase II ESAs will average \$42,000 per site and petroleum Phase II ESAs will average \$28,500 per site. Total costs for hazardous substances = \$1,714 personnel and \$578 fringe (33%); travel at 50 miles/trip x 25 trips x \$0.40 = \$500.00, tolls \$70.00, and meals \$77.00; supplies: postage and copies at \$300, and \$195 in miscellaneous supplies; \$150,000 in contractual to hire environmental professionals; and \$2,000 to obtain legal counsel for access agreements. Total costs for petroleum = \$2,925 personnel and \$825 fringe (33%); travel at 50 miles/trip x 25 trips x \$0.40 = \$500.00, tolls \$70.00, and meals 74; supplies: postage and copies at \$75, and \$36 in miscellaneous supplies; \$66,000 in contractual to hire environmental professionals; and \$2,000 to obtain legal counsel for access agreements. ***Outputs = completion of 9 Phase I ESAs (6 hazardous substances and 3 petroleum sites); and completion of 5 Phase II ESAs (3 hazardous substances and 2 petroleum);***

**Task 4 – Site Cleanup Planning.** The results of the Phase II ESAs will be used to develop an Analysis of Brownfields Cleanup Alternatives/Remedial Action Plan (ABCA/RAP) for each site. We anticipate completing two ABCA/RAP for selected hazardous substances sites for an estimated cost

of \$10,000 per site and two ABCA/RAP for a selected petroleum site for an estimated cost of \$10,000. These figures are based on the average cost of ABCA/RAPs completed to-date. Total costs for hazardous substances = \$481 personnel and \$163 fringe (33%); travel at 50 miles/trip x 4 trips x \$0.40 = \$80.00, tolls \$6.00; supplies: postage and copies at \$100, and \$24 in miscellaneous supplies; \$10,000 in contractual to hire environmental professionals. Total costs for petroleum = \$481 personnel and \$163 fringe (33%); travel at 50 miles/trip x 4 trips x \$0.40 = \$800.00, tolls \$6.00; supplies: postage and copies at \$100, and \$24 in miscellaneous supplies; \$10,000 in contractual to hire environmental professionals. **Outputs = 4 ABCA/RAPS (2 hazardous substances and 2 petroleum).**

**ii) Budget Table**

Budget Categories	Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach and Public Meetings	Task 3: Phase I & Phase II ESAs	Task 4: Site Reuse and Cleanup Planning	Total
<b>Hazardous Substances</b>					
Personnel	\$7,025	\$4,788	\$1,714	\$481	\$14,008
Fringe	\$2,614	\$1,584	\$578	\$163	\$4,939
Travel	\$3,217	\$916	\$647	\$86	\$4,866
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$569	\$569	\$495	\$124	\$1,757
Contractual	\$8,910	\$3,520	\$152,000	\$10,000	\$174,430
Sub Total	\$22,335	\$11,377	\$155,434	\$10,854	\$200,000
<b>Petroleum</b>					
Personnel	\$3,481	\$3,163	\$2,925	\$481	\$10,050
Fringe	\$1,221	\$1,188	\$825	\$163	\$3,397
Travel	\$1,609	\$458	\$647	\$86	\$2,800
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$284	\$284	\$111	\$124	\$803
Contractual	\$2,970	\$1,980	\$68,000	\$10,000	\$82,950
Sub Total	\$9,565	\$7,073	\$72,508	\$10,854	\$100,000
<b>Total</b>	<b>\$31,900</b>	<b>\$18,450</b>	<b>\$227,942</b>	<b>\$21,708</b>	<b>\$300,000</b>

**c. Ability to Leverage**

SMPDC is well equipped to fully leverage additional funds for the successful cleanup and redevelopment of Brownfields sites. SMPDC staff has over 65 years combined experience leveraging various funding sources. Over the past three years, SMPDC has received or assisted communities in receiving **well over \$20 million in state and federal grants and tax credits**. Virtually all of SMPDC's successful redevelopment projects have relied on leveraged funding from a variety of sources. The mill redevelopment projects have utilized federal and state historic tax credits, low-income housing tax credits, SMPDC Brownfields Assessment and RLF funds, **HUD Neighborhood Stabilization Program and HOPE VI funds**, bank financing and owner financing. One **example of leveraged funds from the private sector is The Caleb Foundation**, which purchased the former

North Berwick Woolen Mill in North Berwick, Maine. The **Caleb Foundation** has received a \$200,000 subgrant for the SMPDC Brownfields RLF and invested another \$7.5 million of private funds for renovations and redevelopment of the site. The North Berwick Woolen Mill project received the **2010 EPA Region 1 Phoenix Award**.

SMPDC's 2007, 2009 and 2014 Brownfields Cleanup RLFs are fully committed that have **resulted in \$3.5 million in outstanding loans**. As these loans are paid back they will provide leverage for the assessment program by providing additional loans and subgrants to be used to help clean properties assessed under this new grant.

In **2013 SMPDC received \$500,000 from the Economic Development Administration (EDA)** to capitalize a revolving loan fund. These funds are available to loan to both property developer and those businesses who locate in redeveloped Brownfields properties. Economic Development Corporation (EDC) administers five comprehensive financial programs to meet the diverse needs of local business. EDC makes direct loans with state and federal funds, and works closely with all banks in the communities to assist with the redevelopment of Brownfields. Documentation demonstrating firm leveraging commitments are included as **Attachment D**.

**3. Community Engagement and Partnerships**

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

**i) Community Involvement Plan** - SMPDC has a well-established program for involving the communities of our area. Each of our 39 communities has direct access to events and learning opportunities through SMPDC. For our Community Involvement Plan (CIP) for this grant, we plan to notify the communities in our area of our award and will plan on providing outreach activities as follows:

Outreach	Activity Description
SMPDC & Community Organization Websites	SMPDC website maintains a Brownfields section, which 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 web sites.
Information Repository	The SMPDC office serves as the location for hard copies of all program-related documents for review by the public. Our office is located within a target community.
Public Meetings	Public meetings will continue to be held during and after the project selection process for each site. <b>We anticipate up to 10 meetings during this grant cycle.</b> Meetings will be co-hosted with assistance of project partners and will be held outside of normal working hours to increase attendance. Public meeting announcements and project updates will be broadcast through our Facebook and Twitter accounts.

Print Newsletters	Project partners and member municipalities will utilize their print and email newsletters to promote the program and provide regular project updates. <b><i>We anticipate 6-9 Newsletters over the grant.</i></b>
Newspaper Releases	Announcement of grant funding will be publicized extensively in local and state-wide newspapers. Public meetings will also be advertised in community newspapers. <b><i>We anticipate 6 releases.</i></b>
Door-To-Door Visits	SMPDC will continue to reach out to municipalities, developers, and business owners about the program with in-person visits.
Brochures and Flyers	SMPDC will continue to distribute Brownfields Program brochures and meeting flyers at municipal offices, chambers of commerce, neighbors of project sites, and other high foot traffic locations. <b><i>We anticipate 2 flyers.</i></b>
E-mail	SMPDC and project partners will utilize their respective e-mail networks to announce and promote the program, solicit input, advertise meetings, and disseminate outcomes.
Social Media	SMPDC will utilize Facebook, Twitter, and Blogs to promote the availability of Brownfields Assessment Grant monies and successful Brownfields redevelopment.

Please note that all public meetings will take place in a facility that is handicapped accessible and if a special need is identified, we will move the meeting to a facility that accommodates that special need. It is not anticipated that there will be any language barriers, however, if any arise, SMPDC will provide translation services or accommodate any special needs that are identified. We will accommodate members when communication barriers are identified and resolve promptly.

***ii) Communicating Progress*** - The progress of the community outreach program will be communicated by:

- Posting legal notices in the Portsmouth Herald and Biddeford Journal Tribune newspapers as well as the SMPDC website of upcoming meetings as well as through our social media outlets including Facebook and Twitter.
- Conveying project progress and draft reports via SMPDC’s website, social media, press releases, and reports to the SMPDC Executive Committee and participating municipalities.
- Posting information on municipal websites and have reports available for review by residents in order to indicate receipt of funds, solicit public comment on our proposed work plan, notify stakeholders of the meeting/forums, and make public other important events.

**b. Partnership with Government Agencies**

*i) Local/State/Tribal Environmental Authority* - Nick Hodgkins and Chris Redmond of the **Maine Department of Environmental Protection (DEP)** have been actively involved throughout SMPDC’s Brownfields Program and will continue to provide critical input and guidance regarding liability protections offered as part of the Brownfields Program. They review all technical submittals, and guidance on the remedial actions for each site. Together, SMPDC and the Maine DEP will ensure that all projects comply with federal and State environmental standards and the State’s voluntary cleanup program (VRAP).

*ii) Other Governmental Partnerships* - Several main partnerships have been established as part of SMPDC’s Brownfields Program. These include the Maine DEP, EPA Region 1, the Maine Center for Disease Control and Prevention (CDC), the York Public Health District, and the member municipalities. Each partnership plays a critical role in the success of our Brownfields Program. The municipal officials will play an active role throughout the entire Brownfield Program, through participation on SMPDC committees and at public meetings. SMPDC has successfully assisted with **Sanford’s EPA funded Areawide Planning Grant** and will assist in the assessment and cleanup of priority projects identified. As a partner to the region’s **HUD Sustainability Grant**, **SMPDC will work with the various stakeholders to identify, prioritize, and fund priority projects in our region.** SMPDC also partners with the **State Historic Preservation Office (SHPO)** to review cleanup and redevelopment plans, and assist loan recipients in ensuring that projects meet historic preservation goals, and remain eligible for leveraging applicable historic tax credits.

**c. Partnerships with Community Organizations**

**i) Community Organization Description & Role**

<b>Community Organizations Partnering with SMPDC</b>	
Economic Development Corporation (EDC)	EDC is committed to promoting the Brownfields Assessment Grant Program to their potential business clients. In addition, they will work to assist in redevelopment and public outreach activities and serve on the Steering Committee.
Eastern Trail Management District (ETMD)	ETMD will work with SMPDC during this project to inform their members of the Brownfields program, for sites such as the proposed river walk in Biddeford, and to assist in community outreach and public education.
Sanford Regional Economic Growth Council (SREGC)	SREGC will promote the Brownfields Assessment Grant Program to their potential business clients. In addition, they will work to assist in redevelopment and public outreach activities and serve on the Steering Committee.
York County Community Action Corporation (YCCAC)	YCCAC will assist in community outreach, public education and help address health related issues if SMPDC is awarded this grant and serve on the Steering Committee.

*ii) Letters of Commitment* -. Letters of Commitment are included in **Attachment E**.

#### 4. Program Benefits

##### a. Health and/or Welfare and Environmental Benefits

*i) Health and/or Welfare Benefits* - The Brownfields Program will conduct environmental assessments at high priority sites within the target communities. This will remove a significant roadblock to redevelopment and lead to its cleanup and successful redevelopment into much needed businesses and decent affordable housing within the downtowns of our target communities. This will provide **health and welfare benefits** through the elimination of factors that will facilitate redevelopment opportunities that will preserve and enhance the natural and historical character of the region and result in a reduction of sprawl. Redevelopment of our Brownfields in the downtowns of our target communities will reduce resource consumption required for new construction and re-use existing infrastructure. Once the mills are cleaned up, people will have space to set up their small businesses and create opportunities for jobs and will entice additional small business entrepreneurs to move back to the downtowns. ***For example, SMPDC RLF monies were utilized in Sanford to remediate a former textile mill with an acid bath. The mill building is now filled with affordable rental housing and small business tenants that has brought people back to the downtown. The need was identified in the Sanford's areawide plan.***

Our commitment to **equitable development principles** can be seen in our focus and success in redeveloping abandoned and underutilized mill buildings in the low-income downtown areas specifically for the creation of ***space to support jobs for small businesses who are trying to get a foot-hold in the community*** and create affordable housing to support the employees of the start-up businesses. The redevelopment yields space for businesses to create jobs for low income and minority persons. For many, this will provide residents the opportunity to stay in their neighborhood, obtain local employment and move from a potentially unhealthy unit to one that is clean, modern, efficient, and affordable.

Our Brownfields funds have been used to directly address/facilitate the identification and ultimate reduction of threats to human health. Our inventory process has generated 500 potential hazardous substance and petroleum Brownfields sites within the SMPDC region. Remedial actions conducted at the selected sites will likely include a combination of contaminant source reduction and/or removal along with the implementation, monitoring, and maintenance of engineering and institutional controls through deed restrictions and environmental covenants. These measures will reduce health threats from direct contact with contaminated soils/removal of lead based paints, further reducing lead-blood levels in children as well as eliminating contaminated groundwater and vapors under our mill buildings. Public health and the environment will be protected during cleanup activities through the implementation of appropriate health and safety plans, appropriate notifications to the public (flyers and door to door notices) site controls (signage, barriers, traffic control, flaggers for heavy equipment, dust suppression), and appropriate stormwater erosion control. Every site participating in the assessment program will be required to also participate in the Maine Brownfields and Cleanup (VRAP) program.

*ii) Environmental Benefits* - The assessment and eventual remediation of Brownfield sites in the target communities will eliminate soil, groundwater, and soil vapor contamination thereby reducing the environmental impacts associated with the broad spectrum of contaminants including heavy metals, PCBs, semi-volatile organic compounds, petroleum compounds, and solvents. Most Brownfields sites in the target area represent a threat to human health via direct contact, inhalation or incidental ingestion of contaminated dust from the site, or contaminated vapors due to vapor intrusion, or through storm water runoff from the site into the Saco and Piscataqua Rivers.

Remediating the Brownfield properties in the target community will eliminate the direct threat to human health, lower blood lead level in children, increase downtown development, reduce sprawl, and help reverse the cumulative environmental threats to the surrounding environment. Downtown redevelopment and sprawl reduction will also have indirect environmental benefits of preserving low-density rural lands in the region, decreasing fuel use as well as reducing greenhouse gas emissions and climate impacts.

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

*i) Policies, Planning and Other Tools* - SMPDC believes the elimination of suburban sprawl in Southern Maine is one of the largest benefits of Brownfields redevelopment. Suburban sprawl has an enormous consumptive force on community, economic, and natural resources. The reuse of existing infrastructure will be a critical, and in fact a necessary, component of the Brownfields redevelopment projects we are employing. As an example of *fostering multi-use zoning, SMPDC is working with Sanford on developing Zoning Overlay Districts* which will combine reuse of Brownfields sites in the downtown into office/retail on the bottom floors *further enabling the creation of small-businesses* and residential use on top floors of former mill buildings.

Through our *HUD Sustainability Grant, SMPDC has been fighting sprawl by implementing the "Sustain Southern Maine"* initiative over the past three years. Sustain Southern Maine is a regional partnership of non-profit organizations, communities and businesses working together to reduce sprawl and make our economy, environment and sense of community stronger. The goal is to combine planning ideas with funding sources to positively impact southern Maine by lowering their transportation and heating costs, to find good jobs closer to home; to create smaller, more affordable homes within walking distance of schools, shopping and parks or recreation for young people and seniors, alike; and finally, to keep Maine's farmland, woodlands and shorefront intact and available to the public. The SMPDC Brownfields Assessment Grant will result in each of these benefits to the target community.

*ii) Integrating Equitable Development or Livability Principles* - SMPDC's Brownfields Assessment Program includes a focus on the *Livability Principles* in each phase of the program including site selection, assessment, remedial planning and eventual cleanup. SMPDC's commitment to *equitable development and livability principles* is its success and commitment to the cleanup and adaptive reuse of downtown mill structures for small businesses and create affordable housing. These promote the Livability Principles of equitable affordable housing, increase competitiveness, and support existing communities. SMPDC will actively encourage its Brownfields monies recipients to implement green and sustainable assessment activities and green remediation plans into their redevelopment projects. SMPDC's Brownfields program has funded five mill redevelopment projects in North Berwick, Biddeford and Sanford. The **projects have created over 250 housing units**, the majority (60%) of which are **affordable to lower income residents**, all in downtown areas where the residents can walk to jobs, medical appointments and shopping and have greater access to public transportation. These types of initiatives will further provide opportunities to small business startups and its employees, a focus of the assessment monies for this grant.

These Brownfields redevelopment projects in our area will continue to incorporate solar energy into their design that will further save small businesses energy costs, so they can put the money back into the business and create jobs. The Aerofab Mill Redevelopment in Sanford utilized local contractors to reduce fuel usage and achieved a recycling rate of 95% for generated building waste materials. Another example was the rehabilitation of the Sanford Mill Brownfields site into affordable housing

and commercial space utilizing local contractors for building rehab, resulting in upgraded employment and housing options for the people living downtown.

**c. Economic or Community Benefits (long term benefits)**

*i) Economic or Other Benefits* - SMPDC is the *federally-designated Economic Development District* for the southern Maine region and must annually update a Comprehensive Economic Development Strategy (CEDS) for the region. The CEDS is the primary regional economic development plan and is completed with significant input from public and private sector representatives from throughout the region. Specifically, the CEDS identified the need to renovate and redevelop existing mill structures as a major economic development challenge and goal. The redevelopment of these mills into multi-use commercial- small business opportunities, industrial, and residential areas will provide a growth catalyst to the downtown centers that will create jobs, encourage capital investment, and significantly increase the local tax base.

The economic benefits of the assessment and eventual cleanup and redevelopment of Brownfields sites are readily apparent. With this grant, we anticipate continuing to support the redevelopment of these former mills into economic assets that provide jobs- through small business initiatives and affordable housing. Projected outcomes of the SMPDC Brownfields Assessment Grant based on our previous successful redevelopment project include: 240 units of housing created; 867,000 square feet of mill space cleaned up; \$52 million in private and public sector funding leveraged; estimated creation of 140 new jobs.

*ii) Job Creation Potential: Partnerships with Workforce Development Programs* - No EPA-funded local job training program exists in the State of Maine. If a municipality or region is awarded an EPA funded local job training grant, SMPDC would be happy to work with the program. SMPDC has a long-term relationship with Coastal Counties Workforce Investment Board 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 funds.

**5. Programmatic Capability and Past Performance**

***a. Programmatic Capability***

SMPDC has a staff of nine people including an Executive Director (who oversees the program), and Economic Development Director (who manages it), a bookkeeper and a staff of Land Use Planners who are also be available for assistance. We have set up a Brownfields Steering Committee to implement the Brownfields program and have subcontracted with an environmental contractor to help oversee assessment and cleanup operations at selected Brownfield sites. SMPDC has also established a procurement policy in accordance with the provisions of Office of Management and Budget (OMB) Circular No. A-102, and applicable state and federal laws.

Paul Schumacher, Executive Director, of SMPDC has 28 years of experience managing economic development and land planning. He has been integrally involved with the SMPDC Brownfields program since inception. The SMPDC Brownfields program is currently managed by Chuck Morgan, a 27 year veteran of promoting economic development and managing both federal and State grant programs within Maine. These include grants from the U. S. Environmental Protection Agency, U.S. Economic Development Administration, and Maine Department of Economic and Community Development. In addition, he is responsible for the implementation of the SMPDC Brownfields

Program since 2005, which includes all programmatic activities as well as ensuring ACRES is kept up to date.

The selected QEP will assist in the review of sites entering the Assessment program, quarterly reporting and ACRES updates, and provide review of required plans and compliance with the Maine DEP Cleanup Program (VRAP). For access agreements, SMRPC will utilize Jensen, Baird, Gardner and Henry for legal support.

#### **b. Audit Findings**

SMPDC has been managing grant projects and federal funds for similar projects for over thirty years and has never received an adverse audit finding.

#### **c. Past Performance and Accomplishments**

##### ***i. Currently or Has Ever Received an EPA Brownfields Grant***

The five (5) most recent EPA Brownfields Grants received by SMPDC include the following:

- Hazardous Substances Assessment Grant (2013) – \$10,000 remains but is committed for current assessment projects.
- Petroleum Assessment Grant (2013) – \$15,000 remains but is committed for current assessment projects.
- Revolving Loan Funds (2007, 2008); Supplemental funds (2009, 2010, 2011, 2012, and 2013) – all funds have been expended on 9 subgrant projects and 8 loan projects (all under the same grant number). The grant closed out on June 30, 2015.
- Revolving Loan Fund (2014); Supplemental funds (2015) – SMPDC has funded two grant projects and one loan project and currently has \$47,000 in available funds but is committed to a loan applicant that has requested a \$200,000 loan.

**1. Compliance with Grant Requirements** - Throughout all of SMPDC's various Brownfields grants, quarterly reports and ACRES updates have been submitted on time and in accordance with all submittal requirements. Likewise, all annual financial statements have been properly submitted. No submittal/tracking issues have been identified for these Brownfields cooperative agreements. All phases of the work and reports were reviewed by SMPDC and also submitted to the EPA and DEP for review and comment. SMPDC followed our workplan with the assistance of our QEP and conducted meetings and maintained the schedule proposed. We complied with our Cooperative Agreement.

**2. Accomplishments** - To date, we have conducted a Brownfields hazardous substance inventory containing over 500 potential Brownfields sites within the region and have selected 24 sites for top priority within the program. We have completed the assessment of twenty-four hazardous substance properties and thirteen petroleum properties, deferred five additional sites to the State of Maine Brownfields program, which were successfully assessed, and made nine subgrants (\$1,990,000 total) and eight loans (\$3,467,960 total) from our RLF. **Cumulatively, our Brownfields projects have leveraged approximately \$120 million in both private and public sector investment. In addition, two of our projects, the North Berwick Woolen Mill and the Sanford mill, have each won Brownfields Phoenix awards for excellence in Brownfields redevelopment.**

# ATTACHMENT A

## Threshold Documentation

## Threshold Criteria for Assessment Grants

### 1. Applicant Eligibility

SMPDC is a Council of Governments serving thirty-nine communities in York, Cumberland and Oxford counties in southern Maine. SMPDC formerly known as Southern Maine Regional Planning Commission (SMRPC) was formed in 1964 according to Maine State Statues (Title 30-A, Chapter 119, Sections 2301-2342). The Commission received a 501 C 3 designation in 1981. Documentation of our eligibility is included in **Attachment B**.

### 2. Letter from the State or Tribal Environmental Authority

Letter from Maine Department of Environmental Protection (DEP) contained in Attachment C.

### 3. Community Involvement

SMPDC has a well-established program for involving the communities of our area. Each of our 39 communities has direct access to events and learning opportunities through SMPDC. For our Community Involvement Plan (CIP) for this grant, we plan to notify the communities in our area of our award and will plan on providing outreach activities as follows:

Outreach	Activity Description
SMPDC & Community Organization Websites	SMPDC website maintains a Brownfields section, which 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 web sites.
Information Repository	The SMPDC office serves as the location for hard copies of all program-related documents for review by the public. Our office is located within a target community.
Public Meetings	Public meetings will continue to be held during and after the project selection process for each site. <b><i>We anticipate up to 10 meetings during this grant cycle.</i></b> Meetings will be co-hosted with assistance of project partners and will be held outside of normal working hours to increase attendance. Public meeting announcements and project updates will be broadcast through our Facebook and Twitter accounts.
Print Newsletters	Project partners and member municipalities will utilize their print and email newsletters to promote the program and provide regular project updates. <b><i>We anticipate 6-9 Newsletters over the grant.</i></b>
Newspaper Releases	Announcement of grant funding will be publicized extensively in local and state-wide newspapers. Public meetings will also be advertised in community newspapers. <b><i>We anticipate 6 releases.</i></b>

Outreach	Activity Description
Door-To-Door Visits	SMPDC will continue to reach out to municipalities, developers, and business owners about the program with in-person visits.
Brochures and Flyers	SMPDC will continue to distribute Brownfields Program brochures and meeting flyers at municipal offices, chambers of commerce, neighbors of project sites, and other high foot traffic locations. <i>We anticipate 2 flyers.</i>
E-mail	SMPDC and project partners will utilize their respective e-mail networks to announce and promote the program, solicit input, advertise meetings, and disseminate outcomes.
Social Media	SMPDC will utilize Facebook, Twitter, and Blogs to promote the availability of Brownfields Assessment Grant monies and successful Brownfields redevelopment.

As a regional planning and development commission, SMPDC and its staff, interact with the region's municipalities and businesses on a daily basis. Municipalities as our primary stakeholders will be our most important partners during the Brownfields process. They know their communities and will encourage neighborhood and local organizations to form stakeholder groups for each site. Furthermore, our established partnerships with specific member communities within the ***SMPDC region will ensure that community engagement will be designed to meet the specific needs of each target community.***

The SMPDC Executive Committee coordinates and interacts with SMPDC staff, the Brownfields Advisory Committee, and the Brownfields RLF Committees (whose members represent municipalities, local officials, developers, bankers, and attorneys), EPA, Maine DEP, and the HUD Partnership for Sustainable Communities members. Furthermore, many of our tasks will be completed with the active assistance of our partner Community-Based Organizations (CBOs). Our successful community involvement plan includes:

All public meetings will take place in a facility that is handicapped accessible and if a special need is identified, we will move the meeting to a facility that accommodates that special need. It is not anticipated that there will be any language barriers, however, if any arise, SMPDC will provide translation services or accommodate any special needs that are identified. We will accommodate members when communication barriers are identified and resolve promptly.

#### **4. Site Eligibility**

This is an application for a community wide Assessment Grant, therefore information on site eligibility is not necessary and has not been included.

# Attachment B

## SMPDC Eligibility

# State of Maine

## Certificate of Organization of a Corporation, under Title 13, Chapter 81 of the Revised Statutes, and Amendments thereto.

The undersigned, incorporators of a corporation duly organized at York County Court House  
in the town of Alfred, State of Maine, on the 30th  
day of September, A. D. 1981, hereby certify as follows:

The name of said corporation is Southern Maine Regional Planning Commission, Incorporated

The purposes of said corporation are

To provide planning and technical assistance to member municipalities in the develop-  
ment district pursuant to 30 M.R.S.A. 4521 et seq.;

To promote and carry out cooperative arrangements and coordinate action among member  
municipalities pursuant to 30 M.R.S.A. 1981 et seq.;

To provide financing assistance and advisory services to businesses located or seeking  
to locate in the development district;

To assist, when called upon by the Governor, in the planning and review of Federal,  
State and local projects and plans affecting regional planning, coordination and  
development, and shall perform all other functions and duties delegated to it  
pursuant to Title 30, Chapter 239, Subchapter 1-B, Subsection 4522, M.R.S.A.

For these purposes, the Commission may accept funds, grants, gifts and services from  
the government of the United States or its agencies, from the State or its depart-  
ments, agencies or instrumentalities, from any other governmental unit, whether a  
member or not, and from private and civic sources.

This corporation is not organized for profit, and no profit or property of the  
corporation shall inure to the benefit of any person, partnership or corporation,  
except in furtherance of nonprofit-making purposes of the corporation.

Upon termination of the corporation, after all debts, liability, and obligations of  
the corporation have been paid and discharged, or adequate provision has been made  
therefor, all remaining property and assets of the corporation shall be distributed  
proportionately among the member municipalities on the basis of their state valuation.

The Purposes of this corporation shall serve the Southern Regions of the State of Maine.

Said corporation is located in the town of Sanford County of York  
State of Maine.

The number of officers is 12 and their names are as follows:

President Wallace E. Reid

Vice-President Donald A. Jack

Secretary or Clerk Norman M. Winch

Treasurer Daniel Fleishman

Directors or Trustees Cullen Carpenter, Lawrence Bliss, J. Michael Phelps, David A. Katon,  
Alan Smith, Virginia Moore, Paul Boucher, Frank Goodwin

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_

*Lawrence P. Bliss*  
*Frank R. Goodwin*  
*Wallace E. Reid*  
*Norman M. Winch*  
*Daniel Fleishman*  
*Donald A. Jack*  
*Virginia Moore*  
*Paul Boucher*

Incorporators

# STATE OF MAINE

York County ..... ss. .... September 30 ..... A.D. 1981 .....

Then personally appeared the within named

Lawrence P. Bliss  
Frank R. Goodwin  
Wallace E. Reid  
Norman M. Winch

Daniel Fleishman  
Donald A. Jack  
Paul A. Boucher  
Steven Einstein  
Michael Phelps

and severally made oath to the foregoing certificate by them signed, that the same is true.

Before me,

..... *Madge Baker* ..... *Attorney at Law*  
Justice of the Peace  
~~Notary Public~~

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## STATE OF MAINE

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SECRETARY OF STATE'S OFFICE

October 7,

A.D. 19 81

I hereby certify that I have examined the foregoing certificate, and the same is properly drawn and signed, and is conformable to the constitution and laws of the State.

James S. Henderson  
Deputy SECRETARY OF STATE

(This Certificate must be filed in the Office of the Secretary of State within 60 days of approval.)

COPY  
(Name of Corporation)

.....  
.....  
.....  
..... ss. ....

Registry of Deeds

Received..... 19

at h. m. M.

Recorded in Vol. Page

Attest:

..... Register

A true copy of record.

Attest:

..... Register

STATE OF MAINE

Office of Secretary of State

Augusta..... 19

Received and filed this day.

Attest:

..... Secretary of State

Recorded in Vol. Page

STATE OF MAINE  
Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions  
101 State House Station  
Augusta, Maine 04333-0101

*CSPY*

November 4, 2013

SOUTHERN MAINE REGIONAL PLANNING COMMISSION  
21 BRADEEN ST  
SUITE 304  
SPRINVALE ME 04083-1922

ATTESTED COPIES  
WR DCN: 2133052500021

Enclosed please find copies of documents recently placed on file with our office. Each copy has been attested as a true copy of the original and serves as your evidence of filing. We recommend that you retain these permanently with your records.

Charter#: 19810005 N      Legal Name: SOUTHERN MAINE PLANNING AND DEVELOPME

CHANGE OF LEGAL NAME

DCN: 2133052500022      Page(s)      2

Total Pages      2

DOMESTIC  
NONPROFIT CORPORATION

STATE OF MAINE

CERTIFICATE OF AMENDMENT

Filing Fee \$5.00

File No. 19810005 N Pages 2

Fee Paid \$ 5

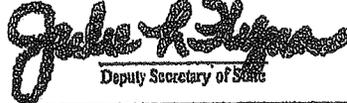
DCN 2133052500022 LNME

FILED

10/10/2013

  
Deputy Secretary of State

A True Copy When Attested By Signature

  
Deputy Secretary of State

Southern Maine Regional Planning Commission  
(Name of Corporation)

Pursuant to 13 MRSA §934, the undersigned corporation executes and delivers the following Articles of Amendment:

FIRST: ("X" one box only.)  public benefit corporation  mutual benefit corporation

SECOND: Describe NATURE OF CHANGE (i.e. change in name of corporation, purpose, number of directors, adding or deleting section or revision of section of the Certificate of Organization, etc.) as well as TEXT of amendment. Attach additional pages as needed.

The Southern Maine Regional Planning Commission (SMRPC) has voted to change its  
name to the: Southern Maine Planning and Development Commission (SMPDC).

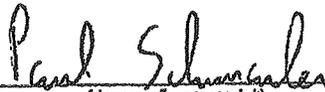
The change was made to reflect the Commission's new role in economic development...  
housing and brownfields redevelopment.

**THIRD:** ("X" one box only.) The amendment was adopted on (date) June 12, 2013 as follows:

- By the members at a meeting at which a quorum was present and the amendment received at least a majority of the votes which members were entitled to cast.
- (If no members, or none entitled to vote thereon.) By majority vote of the whole board of directors or trustees or managing board, however designated, taken at any legal meeting.

**AUTHORIZED SIGNATURE\*:**

DATED October 8, 2013



(signature of secretary or clerk)

Paul Schumacher, Executive Director

(type or print name and capacity)

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\*This document **MUST** be signed by the secretary or clerk of the corporation. (13 MRSA §934)

Please remit your payment made payable to the Secretary of State.

Submit Completed form to: **Secretary of State**  
**Division of Corporations, UCC and Commissions**  
**101 State House Station**  
**Augusta, Me 04333-0101**  
Telephone Inquiries: (207) 624-7752      Email Inquiries: [CEC.Corporations@Maine.gov](mailto:CEC.Corporations@Maine.gov)

# Attachment C

Letter From Maine DEP



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 Southern Maine Planning & Development Commission ("SMPDC") plans to conduct site assessments and continue funding cleanups, and is applying for federal Brownfields grant funds.

Chuck Morgan of SMPDC has developed applications requesting federal Brownfields Site Assessment Grant funding and Revolving Loan Funds for hazardous materials and petroleum only Brownfields sites in the area the commission serves (community wide).

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

Please feel free to call me directly at (207) 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  
Chuck Morgan, SMPDC

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(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

# Attachment D

## Letters of Firm Leveraging Commitment



December 14, 2015

Paul Schumacher  
Executive Director  
Southern Maine Planning and Development Commission  
110 Main Street, Suite 1400  
Saco, ME 04072

*RE: Support for EPA Brownfield Assessment Grant Proposal*

Dear Mr. Schumacher:

On behalf of the Economic Development Corporation, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Assessment Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Economic Development Corporation (EDC) is a non profit development corporation serving communities in York County, Maine, We have several revolving loan funds that provide business financing in the region. In addition we support economic development efforts in the region.

EDC has been a partner with SMPDC since the inception of its Brownfields RLF program. We have significant experience in the design and implementation of revolving loan funds and have provided this assistance to SMPDC. Another important role we play in SMPDC's Brownfields RLF is to provide business assistance and counseling to businesses that are applying for loan funds. Lastly, we can provide funds to support the redevelopment of brownfields projects through our own revolving loan funds, in many cases we can provide an additional source of funds for activities that are not eligible for EPA funds.

The EDC can and will provide the following loan funds to property developers or business seeking a business location in redeveloped properties if SMPDC is awarded this grant:

\$180,000 Biddeford Mill Redevelopment Fund – This fund provides loans up to \$10,000 to owners/developers and businesses located within the "Mill Redevelopment District" in the City of Biddeford.

\$200,000 Micro-Loan Fund – This fund provides loans up to \$25,000 to small and emerging private businesses with special emphasis towards women and minority owned businesses.

In addition to providing leveraged funding EDC, as a community-based organization, can and will provide the following types of services if SMPDC is awarded this grant:

- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities
- Market the SMPDC Brownfields RLF to developers who are pursuing redevelopment projects in the region
- Help entrepreneurs to develop business plans in order to secure financing for their business projects located in redeveloped properties
- Host public meetings
- Help post community outreach material on web and/or in newsletters
- Public education/outreach about brownfields & their risks

This grant will provide funding for desperately needed environmental clean up work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the clean up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

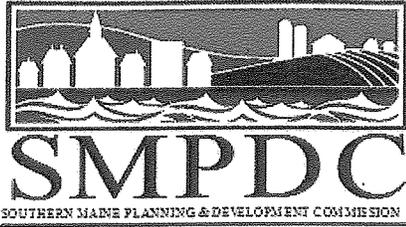
Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,



Will Armitage  
Executive Director



Serving the Municipalities of  
Southwestern Maine  
For 50 years

December 18, 2015

Paul Schumacher  
Executive Director  
Southern Maine Regional Planning Commission  
110 Main Street, Suite 1400  
Saco, ME 04072

*RE: Support for EPA Brownfield Assessment Grant Proposal*

Dear Mrs. Cromwell:

On behalf of the Southern Maine Regional Planning Commission (SMPDC), this letter is being provided to show our commitment to the SMRPC in their proposal for a FY 2016 EPA Brownfield Assessment Grant.

Founded in 1965, the Southern Maine Planning and Development Commission (SMPDC) is a voluntary non-profit organization with a distinguished history of service to the municipalities and public service agencies of the southern Maine region. SMPDC's members include 39 municipalities. We have a revolving loan fund that provides business financing in the region and a revolving loan fund capitalized through loan repayments from a closed out EPA RLF grant. In addition we support economic development efforts in the region.

SMPDC can and will provide the following financial resources to property developers or business seeking a business location in redeveloped properties if SMPDC is awarded this grant:

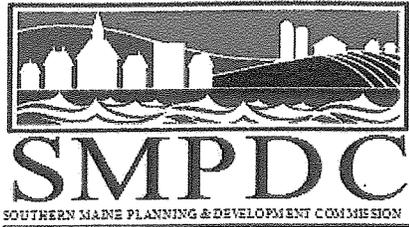
\$500,000 Economic Development RLF Funds – The SMPDC Economic Development Administration (EDA) Economic Development Revolving Loan Fund will make funds available to property developers and entrepreneurs for business development projects.

\$200,000 SMPDC Brownfields RLF (yearly in revolved program income) – These funds are available for assessment and cleanup activities at Brownfield redevelopment projects. The amount of funds are insufficient to fund the identified assessment and cleanup need at sites throughout the region.

This grant will provide funding for desperately needed environmental clean up work in southern Maine. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the

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*110 Main Street . Suite 1400 . Saco, Maine 04072  
Voice: 207.571.7065 ≈ Fax: 207.571.7068  
<http://www.smpdc.org>*



Serving the Municipalities of  
Southwestern Maine  
For 50 years

clean up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in southern Maine.

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,

A handwritten signature in cursive script that reads 'Paul Schumacher'. The signature is written in black ink and is positioned to the right of the typed name.

Paul Schumacher  
Executive Director

# Attachment E

## Letters of Commitment From Community Organizations



917 Main Street, Suite D  
Sanford, ME 04073  
Phone: 207-324-9155  
Fax: 207-608-4114  
[www.sanfordgrowth.com](http://www.sanfordgrowth.com)

December 14, 2015

Paul Schumacher  
Executive Director  
Southern Maine Regional Planning Commission  
110 Main Street, Suite 1400  
Saco, ME 04072

*RE: Support for EPA Brownfield Assessment Grant Proposal*

Dear Mr. Schumacher:

On behalf of the Sanford Regional Economic Growth Council, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Revolving Loan Fund Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Sanford Regional Economic Growth Council (SREGC) is a partnership of the City of Sanford, the Chamber of Commerce and the Industrial Development Corporation. This evolving organization is chartered to be the leading economic development organization in central York County and has embarked on an aggressive and cutting-edge strategy to increase the prosperity of its citizens and enhance the area's economy.

SREGC has been a partner with SMPDC since the inception of its Brownfields RLF program. We have significant experience in the design and implementation of Brownfields redevelopment projects and have partnered with SMPDC on a number of occasions including the Sanford Mill, a recent Phoenix Award winning project. Another important role we play in SMPDC's Brownfields RLF is to provide assistance to businesses that are applying for loan funds. Lastly, we have been a founding partner with the City of Sanford on the Areawide Planning Grant funded by EPA and can help SMPDC to target their RLF funds towards priority projects identified in the Areawide Plan..

SRECG, as a community-based organization, can and will provide the following types of services if SMPDC is awarded this grant:

- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities
- Market the SMPDC Brownfields RLF to developers who are pursuing redevelopment projects in Sanford
- Host public meetings
- Help post community outreach material on web and/or in newsletters
- Public education/outreach about brownfields & their risks

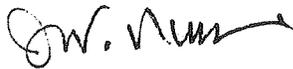


This grant will provide funding for desperately needed environmental clean-up work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the clean-up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

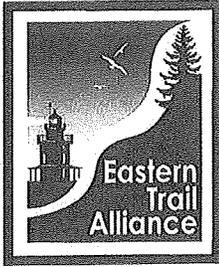
Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,



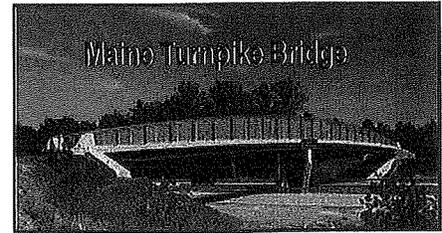
James F. Nimon  
Executive Director



## Eastern Trail Alliance

P.O. Box 250  
Saco, Maine 04072

[www.EasternTrail.Org](http://www.EasternTrail.Org)



### Trustees

Bob Hamblen  
President &  
Treasurer

Bob Bowker  
Vice President

Bob LaNigra  
Vice President &  
Secretary

John Andrews  
President Emeritus

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**Executive Director**  
Carole Brush

**Communications  
Coordinator**  
Scott Marcoux

December 14, 2015

Paul Schumacher  
Executive Director

Southern Maine Planning and Development Commission  
110 Main Street, Suite 1400  
Saco, ME 04072

*RE: Support for EPA Brownfield Assessment Grant Proposal*

Dear Mr. Schumacher:

On behalf of the Eastern Trail Alliance, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Assessment Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Eastern Trail Alliance is a 501-(c3) non-profit corporation whose purpose is to establish a four-season, non motorized, multipurpose, transportation and recreation trail between Portsmouth, New Hampshire and South Portland, Maine, serving as the southern Maine portion of the East Coast Greenway and to promote trail-associated economic development in York and Cumberland Counties by providing a trail directly serving the recreational, commercial, and social activities of residents and visitors to the southern Maine region.

The Eastern Trail Alliance can and will provide the following types of services if SMPDC is awarded this grant:

- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities.
- Work with communities interested in developing trails, particularly trails in the downtown mill districts, to understand the benefits of using Brownfields Assessment funds to assist in clean up efforts.
- Host public meetings.
- Help post community outreach material on web and/or in newsletters.
- Public education/outreach about brownfields & their risks.

This grant will provide funding for desperately needed assessment work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination.

With the grant funding, we know that the SMPDC will be able to assess the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Hamblen', written over a horizontal line.

Robert Hamblen  
President



December 8, 2015

Paul Schumacher, Executive Director  
Southern Maine Planning and Development Commission  
21 Bradeen Street, Suite 304  
Springvale, ME 04083

**RE: Support for EPA Brownfields Assessment Grant**

Dear Mr. Schumacher:

On behalf of York County Community Action Corporation (YCCAC), I would like to express our support of Southern Maine Planning and Development Commission's (SMPDC) proposal for and EPA Brownfields Assessment Grant. We are committed to SMPDC's work to develop and improve the Greater Sanford region, and build communities where individuals and families may live, work and grow.

For nearly fifty years, York County Community Action Corporation (YCCAC) has been providing services and presenting opportunities to support the economic, social, educational, physical and emotional wellbeing of York County residents. Guided by the principles outlined in the preamble to the Economic Opportunity Act of 1964 to "eliminate the paradox of poverty in the midst of plenty," YCCAC believes that all individuals deserve the opportunity to live full and meaningful lives, with a warm and safe place to call home, reliable transportation, affordable health care, nutritious food and, above all, a sense of purpose within a safe and supportive community.

In addition to our social service programs, YCCAC operates a federally-qualified community health center, Nasson Health Care, offering comprehensive primary medical, dental and behavioral health services to individuals throughout York County. SMPDC was there "at the table" when YCCAC planned and applied for a federal grant that enabled us to vastly expand our health center, and continues to be part of our planning efforts today.

In recent years, increasing attention has been paid to the impacts of "Social Determinants of Health", e.g. the effects of social, economic and environmental factors on an individual's physical health. Many of our patients at the Health Center have spent their entire lives in the Sanford region, which has been burdened by high rates of unemployment and poverty for decades. We recognize that, to improve the long-term health of our patients and communities, some efforts must start, literally, from the ground, up, improving the environment and architectural landscape of an area that once thrived as an economic engine, but which has fallen victim to hard times.

This grant will provide funding for desperately needed assessment work in York County. We understand better than most the historic industrial uses of the numerous properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to clean up the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

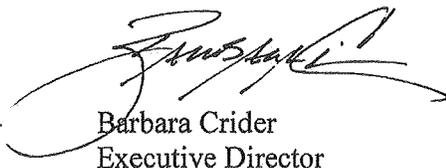
Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community-based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

York County Community Action can and will provide the following types of services if SMPDC is awarded this grant:

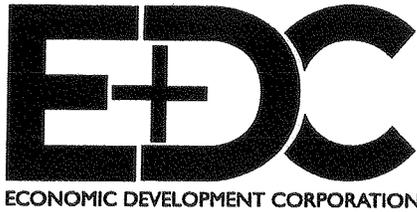
- Provide meeting space, as available, to host meeting of the public and private stakeholders;
- Participate in activities that support SMPDC's planning, assessment and public outreach efforts; and
- Post community outreach material at our office and program sites, as feasible.

Thank you for your consideration of this proposal.

Sincerely,



Barbara Crider  
Executive Director



December 14, 2015

Paul Schumacher  
Executive Director  
Southern Maine Planning and Development Commission  
110 Main Street, Suite 1400  
Saco, ME 04072

*RE: Support for EPA Brownfield Assessment Grant Proposal*

Dear Mr. Schumacher:

On behalf of the Economic Development Corporation, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Assessment Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Economic Development Corporation (EDC) is a non profit development corporation serving communities in York County, Maine, We have several revolving loan funds that provide business financing in the region. In addition we support economic development efforts in the region.

EDC has been a partner with SMPDC since the inception of its Brownfields RLF program. We have significant experience in the design and implementation of revolving loan funds and have provided this assistance to SMPDC. Another important role we play in SMPDC's Brownfields RLF is to provide business assistance and counseling to businesses that are applying for loan funds. Lastly, we can provide funds to support the redevelopment of brownfields projects through our own revolving loan funds, in many cases we can provide an additional source of funds for activities that are not eligible for EPA funds.

The EDC can and will provide the following loan funds to property developers or business seeking a business location in redeveloped properties if SMPDC is awarded this grant:

\$180,000 Biddeford Mill Redevelopment Fund – This fund provides loans up to \$10,000 to owners/developers and businesses located within the "Mill Redevelopment District" in the City of Biddeford.

\$200,000 Micro-Loan Fund – This fund provides loans up to \$25,000 to small and emerging private businesses with special emphasis towards women and minority owned businesses.

In addition to providing leveraged funding EDC, as a community-based organization, can and will provide the following types of services if SMPDC is awarded this grant:

- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities
- Market the SMPDC Brownfields RLF to developers who are pursuing redevelopment projects in the region
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- Host public meetings
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This grant will provide funding for desperately needed environmental clean up work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the clean up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,



Will Armitage  
Executive Director

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Southern Maine Planning and Development Commission (SMPDC)

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-0378246

\* c. Organizational DUNS:

1664383170000

**d. Address:**

\* Street1:

110 Main Street

Street2:

Suite 1400

\* City:

Saco

County/Parish:

\* State:

ME: Maine

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

04072-3504

**e. Organizational Unit:**

Department Name:

Division Name:

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

Prefix:

\* First Name:

Chuck

Middle Name:

\* Last Name:

Morgan

Suffix:

Title:

Economic Development Director

Organizational Affiliation:

\* Telephone Number:

(207) 571-7065

Fax Number:

\* Email:

cmorgan@smpdc.org

**Application for Federal Assistance SF-424**

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

E: Regional Organization

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-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment 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:**

Brownfields Assessment Program to cover southern 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.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* 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="300,000.00"/>

**\* 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

**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: