



Narrative Information Sheet
Piscataquis County Economic Development Council (PCEDC)
USEPA FY2022 Brownfields Assessment Grant Application

1. Applicant Identification: Piscataquis County Economic Development Council (PCEDC)
50 Mayo Street
Dover-Foxcroft, Maine 04426

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

3. Location: PCEDC serves Piscataquis County, Maine, which consists of 17 municipalities, 2 plantations, and 16 townships.

4. Target Area and Priority Site/Property Information:
 - Target areas: Towns of Greenville, Dover-Foxcroft, and Milo, Maine
 - Census Tracts/Blocks: 23021960301 / 2 & 3 (Greenville); 23021960700 / 1, 2, & 3 (Dover-Foxcroft); 23021960800 / 1, 2, & 4 (Milo)
 - Priority Sites:
Moosehead Lake Ski Area
447 Ski Resort Road
Big Moose Twp. (Greenville), ME 04441

and

Brown's Mill
117 Vaughn Road
Dover-Foxcroft, ME 04426

5. Contacts:
 - a. Project Director: John Shea, Executive Director
50 Mayo Street
Dover-Foxcroft, ME 04426
Telephone: (207)-564-3638
Email: john.shea@pcedc.org



PISCATAQUIS COUNTY
ECONOMIC DEVELOPMENT COUNCIL

b. Chief Executive: John Shea, Executive Director
50 Mayo Street
Dover-Foxcroft, ME 04426
Telephone: (207)-564-3638
Email: john.shea@pcedc.org

6. Population: 1,540 Town of Greenville, Maine Target Area
4,077 Town of Dover-Foxcroft, Maine Target Area
2,525 Town of Milo, Maine Target Area

7. Other Factors:

	Other Factors	Page #
X	Community Population is 10,000 or less.	<i>1 & 4</i>
	The applicant is, or will assist, a federally recognized Indian tribe or United States territory	
	The priority brownfield site(s) is impacted by mine-scarred land.	
X	The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	<i>1, 2, & 3</i>
X	The priority site(s) is in a federally designated flood plain.	<i>2</i>
X	The reuse of the priority site(s) will facilitate renewable energy form wind, solar, or geothermal energy.	<i>3 & 4</i>
X	The reuse of the priority site(s) will incorporate energy efficiency measures.	<i>3 & 4</i>
X	30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority site(s) within the target area.	<i>2, 8, & 9</i>
	The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority: An acknowledgement letter from the Maine Department of Environmental Protection (MEDEP) is attached to this Narrative Information Sheet.

9. Releasing Copies of Applications: Not Applicable

Attachments: MEDEP Acknowledgement Letter



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

November 17, 2021

Ms. Dorrie Paar
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Ms. Paar:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Piscataquis County Economic Development Council ("PCEDC") plans to conduct site assessments and is applying for federal Brownfields grant funds.

John Shea of the PCEDC has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the area they serve.

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

Please feel free to call me directly at (207) 592-0882 should you have any questions regarding this letter.

Sincerely,

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

Pc: John Shea, Piscataquis County Economic Development Council

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

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area: Up until the mid-20th century, Piscataquis County, Maine, comprised of 17 rural municipalities, 2 plantations and unorganized territories (over 4,300 square miles, almost the size of Connecticut), was the industrial backbone of Maine in wood products and textiles. Many of the communities and much of the workforce housing were built around these manufacturing lumber and woolen mills, creating jobs, and supporting vibrant rural communities with strong village centers providing all the necessary services. With the sharp decline of these industries in recent decades and the loss of over 1,000 jobs over the past decade alone, many secondary businesses that served local workers have also disappeared, leaving many sites abandoned, blighted, or condemned. What remains are vacant or underutilized Brownfields sites with real or perceived environmental contamination including lead paint, asbestos, petroleum products, chlorinated solvents, and other metals that discourages redevelopment, investment, and growth, until the environmental threats and development challenges these properties now possess can be properly assessed, cleaned up, and reused.

Within rural Piscataquis County, our targeted communities are the towns of ***Greenville, Milo, and Dover-Foxcroft***. Brownfields have been identified throughout the county, but we believe directing our attention to the downtowns, waterfronts, and opportunity zone (economic centers) of these communities will have the strongest positive effect on areas with the greatest need and priority sites. Piscataquis County Economic Development Council (PCEDC) primary goal is to parlay our ongoing success with EPA-funded Brownfields assessment, cleanup, and Revolving Loan Fund grants in Piscataquis County into successful revitalization of our challenged and our struggling communities.

Greenville: On the southernmost shore of Moosehead Lake, the largest mountain lake in the eastern United States, Greenville is a national outdoor recreation destination. Historically, Greenville was a logging industry town with lumber mills along the shore receiving logs floated down the lake in massive log drives. The closing of several lumber mills in the 1970's shifted the focus of the economy toward seasonal tourism, highlighting the lakes and streams for hunting, fishing, hiking, and various other outdoor activities. Residents have become dependent on seasonal tourism and outdoor recreation for their livelihood and often hold down multiple jobs to make ends meet. Greenville is also home to an Opportunity Zone, which consists of 113.6 square miles, population of 1,540, and 13.6 people per square mile in this rural low-income census tract. 14.4% of the population in this Opportunity Zone is below the poverty line with per capita income at \$28,258 and medium household income at \$53,558, well below the County, State, and National averages (OpportunityDb, The Opportunity Zones Database).

Milo: The County's second largest town, Milo, is situated on the Piscataquis River in the geographic center of Maine. Incorporated in 1823, Milo grew around a sawmill, textile mill, and grist mill over the next 65 years. Over the years, the Boston Excelsior Co., American Thread Co., and Milo Textile Company were some of the town's primary employers. Near the turn of the 19th century, the Bangor and Piscataquis Railroad and Katahdin Iron Works Railroad were built. Traditionally a railroad town, much of the employment was related to locomotive repair at the Derby Shops Railyard. Owners of Derby Shops entered bankruptcy in 2013, due to a devastating train derailment and fire in Lac-Magantic, Canada. Environmental investigation at Derby Shops Railyard identified metals, petroleum, solvents, and PCBs in soil and groundwater along with asbestos and lead paint in hazardous building materials. The subsequent rapid decline of the railroad and loss of over 100 good paying jobs severely impacted the Town's economic vitality and left many other commercial/industrial sites abandoned. As these industries continue to shrink, Milo (population 2,525) faces challenges at every level of their economy (e.g., job loss, loss of tax base, and negative health effects from blighted, abandoned, and contaminated (lead paint, asbestos, solvents, and petroleum).

Dover-Foxcroft: Dover-Foxcroft is located on the Piscataquis River with two dams that historically powered the long-gone manufacturing base. The Town was once the epicenter of Maine's textile and wood products industries from the 1800's up until the early 1900's. Mill closures throughout the 20th century and as recent as 2007 have had a dramatic negative effect on the local economy. What now remains of a once rich industrial heritage is a collection of abandoned/condemned and contaminated properties located throughout the town. Seasonal tourism brings people through the area to enjoy the scenic quality of the greater region, but as the vacationers return home, they leave behind a distressed economy and a local community struggling to make a living through the colder months.

1.a.ii. Description of the Priority Brownfield Site(s): *We identified two (2) priority sites for initial assessment under this grant; Moosehead Lake Ski Area in Greenville and Brown's Mill in Dover-Foxcroft.* These two priority Brownfields sites within the targeted economic centers of Greenville and Dover-Foxcroft were selected based on previously confirmed recognized environmental conditions and our Brownfields site selection criteria including the need for assessment and cleanup, strong developer interest, redevelopment potential, and overall benefits to the communities and are further discussed below.

Narrative / Ranking Criteria

Moosehead Lake Ski Area, Greenville: This site consists of approximately 1,700-acres located 7 miles north of downtown Greenville (within the Greenville Opportunity Zone) and along the western shore and floodplain of Moosehead Lake and was logging territory prior to being developed as a ski area by the State of Maine in 1962. The upper portion of the ski area was closed in 2004 after a chairlift accident and the hotel and lodge in this area of the resort ceased operations in 2006, resulting in the loss of over 100 local jobs. The hotel and upper lodge buildings have subsequently fallen into extreme, unsafe disrepair due to neglect and is contaminated with asbestos and lead paint, along with various hazardous materials and petroleum products, utilized during operation and maintenance of the ski area facilities and equipment.

Brown's Mill, Dover-Foxcroft: This mill site encompasses 6 acres in Dover-Foxcroft along the Piscataquis River and within the floodplain. The mill was historically operated as a woolen mill from circa 1829 to 1955. The mill was subsequently converted to a tannery in 1956; tannery operations ceased in 1970. The site is currently underutilized and improved with a five-story mill building, attached warehouse annex, former dye house which has fallen into disrepair, powerhouse, and tanning room. Building debris from the partially fallen mill buildings is contaminated with asbestos and lead paint, and prior use of hazardous woolen mill and tannery chemicals has impacted surficial soils throughout the mill complex.

In addition, as part of our Brownfields Assessment Grant program, PCEDC maintains a Brownfields inventory with over 100 potential Brownfields sites identified throughout the county. The residents of our 3 target communities live and work near these Brownfields sites and are potentially exposed to their hazardous contaminants. Remnants of the industrial legacy remain today and continue to hinder job creation and is a major threat to the struggling economy, public health, and environment. In most cases, the extent of contamination at these sites is unknown, which poses an impediment to redevelopment and has left a vast blighted industrial/commercial landscape in these downtown-waterfront districts. Brownfields also hinder creation of greenspace and the revitalization of village centers and waterfront areas. Through a site application and selection process, additional non-priority sites will be selected for assessment and have also been accounted for in the specific work tasks and budget included under Section 3.

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: As noted above, our target areas for this grant include our downtown and waterfront districts within floodplains in the Towns of Greenville, Milo, and Dover-Foxcroft, which coincide with the focus areas for continued sustainable development identified by Eastern Maine Development Corporation (EMDC)'s Comprehensive Economic Development Strategy (CEDS), along with the Comprehensive Plans, Land Use Plans, and Downtown Master Plans of these 3 targeted communities. ***In addition to the proposed assessments on the 2 priority sites identified above, we also propose to conduct a site-specific market reuse study and infrastructure evaluation for Brown's Mill in Dover-Foxcroft along with two (2) Brownfields Revitalization Plans for the downtown areas of both Greenville and Milo.*** With support from local businesses, Destination Moosehead Lake, PCEDC, and the Moosehead Lake Region Economic Development Council, the Town of Greenville has already undertaken a rebranding initiative for the Moosehead Lake Region to increase year-round tourism, support the redevelopment of the Moosehead Lake Ski Area, increase jobs and income wages, and ultimately draw new residents to the area.

Our goals are to assess properties that pose potential hazards to sensitive populations and target developers who can provide investment focused on technology, affordable housing, and year-round employment, which coincides with our Strategic Plans. We believe we can advance these goals with the assessment, cleanup, and redevelopment of the ***Moosehead Lake Ski Area*** to create over 350 full-time year-round jobs within ***Greenville's Opportunity Zone***, and the ***Brown's Mill*** site to support development of much-needed affordable housing and commercial space within Dover-Foxcroft. The ***Town of Milo*** has seen limited economic recovery with the investment in portions of the Derby Shops Railyard including innovative rail car maintenance technology and this industrial investment can be further encouraged by the Town of Milo's strategic redevelopment decision making guided by a new Brownfields Revitalization Plan to be conducted under this grant, which will identify affordable housing opportunities and needed services in the downtown area to support the disadvantaged community of Milo.

We will continue to work closely with our Brownfields Advisory Committee (members from our Community Organizations, Town Managers, health organizations, Maine DEP, EPA, QEP, and the public) regarding prioritizing and assessing Brownfields sites. Site selection, assessment, and cleanup and reuse planning activities to assist in the reduction of potential environmental hazards and encourage redevelopment of these distressed, blighted, and otherwise underutilized properties will also be conducted in collaboration with municipal stakeholders to direct redevelopment consistent with local goals and economic development plans. EMDC, with input from PCEDC, updated its regional CEDS in 2021, which includes Brownfields assessment, remediation, and redevelopment as a strategic component, including the target areas of Greenville, Milo, and Dover-Foxcroft.

Narrative / Ranking Criteria

PCEDC will strive for development that is fair to all demographics including low-income, the elderly, and families with children. Our projects promote sustainable and equitable development outcomes that match the town and regional comprehensive plans. The use of open and transparent processes that engage relevant stakeholders increases resident buy-in to local government initiatives and increases the ability to meet the needs of all members of each community, which are components critical to social sustainability. PCEDC has convened a network of social service, educational, and other governmental partners to identify and meet the needs of its member communities. Neighborhood-level efforts toward revitalization are used to give residents a greater voice in local decision making.

1.b.ii. Outcomes and Benefits of Reuse Strategy: In accordance with the Region's CEDS (2021), the target areas identified by PCEDC provide unique opportunities for business and recreational/tourism development to serve all citizens of the County. As blight is removed on the Brownfields sites, nearby residents and business owners see signs of community improvement and become more willing to make their own investments.

Within Greenville's Opportunity Zone, the proposed purchase and \$135-million dollar investment in the *Moosehead Lake Ski Area* to redevelop the complex into a 4-season resort will return this blighted and underutilized property to full-scale ski operations with the installation of a new high-speed chair lift, construction of a new 60-room hotel and mid-mountain lodge (totaling over 80,000 square feet of new commercial space), future condo and single family housing units, and development of a village center and marina along the shore of Moosehead Lake to extend 4-season commercial operations throughout the summer months and create over 350 new full-time jobs through this investment alone. This development will greatly benefit our disproportionate disadvantaged communities including the high poverty rates and unemployment within each of the target areas, as evidence through EPA's EJScreen tool and in the demographic table under Section 2 below.

Brown's Mill is proposed to be further assessed, remediated, and redeveloped as mixed-use commercial and residential housing, based on the needs and vision of the owners and community. The proposed new housing stock will attract new residents to the area and increase demand for other supporting commercial (e.g., restaurants) and retail businesses in downtown Dover-Foxcroft. Reuse of the existing infrastructure and incorporating renewable rooftop solar energy technology at Brown's Mill will lessen the municipal tax burden and demand on sewer, water, and electric utilities. Reusing existing infrastructure and preventing sprawl has both social and economic benefits; infill of downtown sites will improve downtowns, maintain walkable communities, and further attract private investment and tourists. Redevelopment of additional Brownfields sites in the target communities of Greenville, Dover-Foxcroft, and Milo will put properties back on tax rolls and diversify the local economies, leading to lower property tax rates and increased employment opportunities through new business development.

1.c.i. Resources Needed for Site Reuse: PCEDC maximizes combined funding sources to facilitate successful projects. PCEDC has experience securing additional resources to fund supplemental assessment, cleanup, and redevelopment activities. Sources of funding for assessment include: MEDEP's 128a assessment funding and EPA's Targeted Brownfields Assessment (TBA) Program. Sources of funding for cleanup: Community Development Block Grant (CDBG) Non-Profit Development funds; Maine Department of Economic and Community Development's (DECD's) Brownfields RLF; and the MEDEP's Municipal Brownfields Remedial Program. In addition, PCEDC has been awarded a total of \$1,400,000 in Brownfields RLF grant funding since FY12; \$600,000 is currently available to support cleanup of new projects following assessments. While PCEDC's RLF and DECD's monies are not considered direct leveraged funds (EPA funding), when utilized together with this assessment grant, these funds act as catalysts for final cleanup and reuse and to incentivize developers, as demonstrated in the following example.

Assessments proposed at the proposed *Moosehead Lake Ski Resort in Greenville* will continue to stimulate additional redevelopment funding for this priority site. A Phase I ESA was previously completed through PCEDC's FY2016 Brownfields assessment grant to support property acquisition by private investors. To date, the developers have already invested nearly \$2M in private funding and are working with the State of Maine to secure another \$135M in public bond financing through the Finance Authority of Maine for the upgrades, rehabilitation, and development of this four-season recreation resort to be completed in phases; local American Rescue Plan Act (ARPA) funding will also be used, in part, to support public infrastructure upgrades. Additional assessments and cleanup planning will be necessary for each phase of development and cleanup funding will be leveraged and utilized from PCEDC's existing Brownfields RLF program. This redevelopment project also includes the implementation of renewable solar power, heat pumps, and geothermal heating/cooling systems for a green resort.

We work with Eastern Maine Development Corporation (EMDC) and town officials in Greenville, Milo, and Dover-Foxcroft to assist owners/developers with business counseling and finance strategy. We collaborate and partner with Maine Department of Economic and Community Development (MEDECD), regional development groups, towns, and owners to secure financing for redevelopment including HUD, CDBG, and Brownfield RLF cleanup funding.

Narrative / Ranking Criteria

1.c.ii. Use of Existing Infrastructure: The priority Brownfields sites identified above are primarily located within existing village centers, where communities have adopted historical design standards and ordinances emphasizing and incentivizing rehabilitation and renovation of existing buildings and infrastructure. The priority sites identified have the full array of public infrastructure in place (e.g., buildings, water/sewer services, parking, and transportation access), where available, and this infrastructure will be reused as part of the proposed redevelopment of the priority sites. Downtown sites in Greenville, Dover-Foxcroft, and Milo, where reuse of infrastructure can be achieved and/or upgraded using local ARPA funding, will continue to be a priority for site selection. Several communities within Piscataquis County have also completed significant utility and connectivity capital improvements over the past decade. For example, the mixed-use Brownfields redevelopment of the former Moosehead Mill in Dover-Foxcroft utilized and repurposed an existing 150,000 square foot mill building and a myriad of public utilities.

PCEDC will continue to employ sustainable assessment, cleanup, and development practices through the reuse of non-hazardous building materials and crushed demolition debris, when possible, along with the use of existing granite curbing for landscaping. Developers will also be encouraged to consider green cleanups and implementing EPA's Green Remediation principles into their sustainable redevelopment plans, so building materials can be reused and/or recycled. We will also partner with Efficiency Maine Trust, to promote green building alternatives and encourage the use of renewal energy resources (e.g., roof-top solar/solar fields) to property owners/developers and communities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Community's Need for Funding: Piscataquis County and its member towns are extremely rural, with a very limited tax base to support redevelopment, resulting in inadequate sources of environmental assessment and cleanup planning funding. With high unemployment, an older population, and some of the highest poverty rates in Maine, municipalities in Piscataquis County are struggling to maintain even core services, such as police, fire, public works, according to PCEDC Municipal Board members. Also, PCEDC is funded by grants and community dues for specific activities and actions for the communities it serves, with limited budget and no surplus of revenues. Any available funds are spent helping to facilitate and stimulate economic development and sustainability of this economically depressed region; therefore, the target communities of Greenville, Dover-Foxcroft, and Milo, along with PCEDC, have no surplus funds for conducting Brownfields assessment or cleanup planning activities.

2.a.ii.(1) Health or Welfare of Sensitive Populations:

Demographic Measure	Greenville	Milo	Dover-Foxcroft	County	Maine	National
Population: ¹	1,540	2,525	4,077	16,960	1,330,158	330,488,696
Unemployment: ²	4.7%	4.1%	4.1%	2.9%	2.8%	3.6%
Poverty Rate: ¹	18.4%	28.8%	14.2%	18.7%	12.9%	14.6%
Median Household ¹ Income	\$48,229	\$29,583	\$42,963	\$38,797	\$53,024	\$57,652
Disabled Persons ¹	23.9%	25.6%	26.2%	20.4%	11.8%	12.0 %
Elderly (>65 years) ¹	28.9%	19.2%	24.3%	24.6%	18.8%	14.9%
Under 18 Poverty Rate ¹	18.4%	28.8%	14.2%	18.7%	12.9%	20.3%
Eligible for School Lunch Assistance ³	59.7%	92.4%	54.6%	61.8%	43.4%	52.1% ⁴
Sources: ¹ 2015-2019 American Community Survey, 5-year Estimates, ² ME Department of Labor, October 2019, ³ ME DOE Nutrition Reports FY 2019/2020, ⁴ National Center for Education Statistics-2015-2016						

As identified in the table above, *the targeted communities have a particularly high proportion of elderly and disabled individuals (over 25%), high poverty rates (average over 20%) with lower household incomes relative to Maine and National data; this is further evidenced by EPA's EJScreen tool which shows that 70% of the population of Milo has income levels well below \$50,000/year.* The demographics for Piscataquis County and the target areas also show high incidence of children living in poverty and eligible for school lunch assistance relative to the Maine and National rates.

Our most vulnerable/sensitive populations (elderly, disabled, and poverty-stricken individuals and families with children) make up at least 25% of the population in the target areas and reside near historic Brownfields, in housing that was originally constructed, in many cases, over 100 years ago to house manufacturing and mill workers. Many of these structures are poorly constructed, unsafe, and contain discarded chemicals, mold, lead paint, and asbestos; area youth frequently congregate in these abandoned buildings and are exposed to these hazardous

Narrative / Ranking Criteria

materials. *According to EJScreen tool, for the EJ Index of proximity to hazardous waste sites, Dover-Foxcroft is in the 83rd percentile, Greenville is in the 90th percentile, and Milo is above the 90th percentile; furthermore, Milo is above the 80th percentile for 9 of the 11 EJ Indices screened by EPA's EJScreen tool. Each of these issues adds to the overall cumulative environmental effects on our disadvantaged communities in our target areas.*

The proposed \$135M Moosehead Lake Ski Resort is anticipated to create over 350 full-time high paying jobs in the Greenville target area. Additional welfare benefits of this Brownfields-supported economic revitalization include much-needed infrastructure and broadband utility improvements to the area and enhancing the well-being of area residents by making the local area more self-sufficient. This is accomplished by providing more local jobs, encouraging development of additional spaces for supporting business development, creating affordable housing for seniors and families living in poverty with young children, facilitating recreational opportunities, reducing crime, and eliminating blight. These developments will significantly increase community pride and engagement.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Specific health data is not available at the community level for the target areas; however, regional data is deemed representative for the local level. Piscataquis County possesses sensitive populations comprising over 25% of the target area population, including elderly, children, and disabled persons, that are disproportionately affected by environmental health hazards. *According to EJScreen, Milo is above the 80th percentile in the State for airborne Particulate Matter 2.5, Ozone, NATA Air Toxics Cancer Risk, NATA Respiratory Hazard Index, Lead Paint Indicator, and Superfund Proximity. Greenville is in the 87th percentile for NATA Diesel Particulate Matter.* As shown below, the sensitive populations have some of the highest incidents of lung cancer, lead poisoning, and asthma/respiratory diseases, exceeding Maine and the US. The adverse health effects are believed to be partially attributable to the presence of numerous Brownfields sites and their associated on-going contamination. These sensitive populations are also high risk and more susceptible to COVID-19.

Statistic	Penquis ¹	Maine	U.S.
Overall Cancer Incidence (age-adjusted rate per 100,000); ¹	498.8	533.0	456.2
Lung Cancer Incidence (age-adjusted rate per 100,000) ¹	52.9	46.9	36.6
Elevated Blood Lead Levels Among Screened 0 to 72-Month-Old	4.9%	2.5%	3.0% ²
Adults With Asthma (2017) ¹	12.4%	12.2%	9.3%

Sources: ¹Maine.gov- Maine Interactive Health Data, ² CDC Lead Data

As previously noted, Brownfields in all three target communities have left behind contaminants in soil, groundwater, and soil vapor including chlorinated solvents, degreasers, gasoline, fuel oils, heavy metals (lead, arsenic, chromium, and mercury), polycyclic aromatic hydrocarbons, and hazardous building materials (asbestos, lead paint, and universal wastes). These contaminants have direct contact, ingestion, and inhalation exposure risks, potentially causing cancer, neurological disorders, asthma, and other adverse health effects, such as lead poisoning. Adverse effects are especially concerning on sensitive populations, such as children and the elderly, throughout the County and in the target areas.

Cleanup and reduction of Brownfields contaminants will help to decrease adverse health impacts including cancer, asthma, lead exposure, and various ailments attributed to inhalation, dermal contact, and ingestion of contaminated media (soil, dust, air, and water).

2.a.ii.(3) Promoting Environmental Justice: Piscataquis County, once the manufacturing backbone of Maine, is broken. As noted in the demographic table above, left today are distressed communities with high unemployment and poverty rates relative to the state and national data. The 2018 poverty rate in the County was 17.5%, nearly 50% higher than the national rate of 11.8%. In the target areas, the poverty rates of Milo (nearly 30%) and Greenville (18.5%) were triple and double the national rate, respectively. Low-income families are vulnerable when it comes to their capacity to weather unpredictable events such as a sudden job loss. Many of the residents of Piscataquis County have limited options for work and affordable housing. People fortunate enough to have jobs are working 2 or 3 jobs to patch an income together that equates to 49% below the national median household income.

Piscataquis County is projected to experience no (0.0%) full- or part-time employment growth, from 2018 until 2028. [Maine Center for Workforce Research and Information, 2018]. Due to steady decline of traditional lumber and textile manufacturing operations over the last half-century, Brownfields have contributed to reduced populations, reduced earning potential, depressed property values, and lack of local investment. Per capita income in the County was 70.58% of the national average in 2018. The average labor participation rate between 2013-2017 in Piscataquis County was 67%, the lowest in the state and far below the Maine average of 78%. This reflects the lack of job

Narrative / Ranking Criteria

opportunities in traditional industries, as well as a level of educational attainment, which ranks Piscataquis at the bottom of counties in Maine. The large number of households struggling before the COVID-19 crisis also explains why the dual impact of the current health crisis and economic disruption is even more severe to the vulnerable and disadvantaged communities in the target areas including elderly, disabled, and low-income families.

Many of the County's identified Brownfields sites used to be the locations of prosperous economic activity and a reminder of a rich industrial heritage, but they have now been abandoned or condemned. ***This grant will facilitate the revitalization of these locations, providing a direct benefit to these economically impoverished sensitive populations by reducing contamination and facilitating the remediation and redevelopment of local Brownfields and supporting year-round good-paying employment opportunities for the disproportionately impacted populations within Piscataquis County identified above.***

2.b.i. and 2.b.ii. Project Involvement and Roles: The following local community partners will have active, meaningful involvement in this project, and each will be members of PCEDC's Brownfields Steering Committee:

Partner Name	Point of Contact	Specific Role in the Project
Moosehead Lake Region Economic Development Council (MLREDC)	Steve Levesque steve@mrma.us 207-841-9955	MLREDC assists in community-wide public outreach, site selection/ prioritization, provides information and resources to potential developers, and advises on future reuse potential in the greater Greenville area. They are also assisting with the planning, cleanup, and redevelopment of the Moosehead Lake Ski Area sites in Greenville.
Helping Hands with Heart (HHH)	Sue Mackey Andrews hhhpiscataquis@gmail.com 207-564-7835	HHH facilitates community outreach opportunities, provides direct information to sensitive populations, educates the public on available health and social services and resources in Piscataquis County. HHH will assist with prioritization of community needs during proposed planning activities in target areas of Greenville, Dover-Foxcroft, and Milo and will advise on public health and environmental justice concerns and notification efforts.
Piscataquis County Chamber of Commerce (PCC)	Denise Buzzelli, exdir@piscataquischamber.com 207-564-7533	PCC encourages business attraction and economic growth in the county. They will assist with new commercial business development to the Brown's Mill site in Dover-Foxcroft and will serve as a member on the Steering Committee to help disseminate information on Brownfields program to the business community.

2.b.iii. Incorporating Community Input: Outreach and input from the public will be conducted with active assistance from project partners, Town Managers, and members of PCEDC's Brownfields Steering Committee.

Method	Description of PCEDC's Public Outreach Initiatives
Program Web Site	PCEDC's website has a Brownfields section, which contains postings for public meetings, meeting minutes, written responses to public comments, project updates, reports, and is regularly updated.
Information Repository	PCEDC will maintain a central repository of program-related documents and communities will be provided copies of Brownfields reports in their community.
Public Meetings	Public meetings to communicate progress and solicit public input on assessments and cleanup/reuse plans; at least 2 meeting per year and meetings will be co-hosted with partners in the target areas of Greenville, Dover-Foxcroft, and Milo; held outside of normal working hours to increase attendance; and written responses to comments received will be prepared and posted on PCEDC's website.
Email & E-Newsletters	Project partners will utilize email and print newsletters to promote the program and provide updates and responses to community feedback.
News Releases	Program announcements and meetings will be publicized in the local newspapers (<i>Piscataquis Observer and Bangor Daily News</i>).
Social Media	The program will be promoted via PCEDC's and Project Partner's Facebook pages and public input will be solicited and responded to through the Facebook pages.
Brochures & Flyers	Develop general, site-specific, and marketing Brownfields brochures to promote the program/sites; Distribute flyers via direct mailings and postings at locations utilized by target populations; Contact information for receiving public comments and questions regarding the program will be included.

Narrative / Ranking Criteria

PCEDC and its partners are prepared to adhere to CDC guidelines for COVID-19 related to community feedback and outreach. We will use the COVID-19 PPE and Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants (August 2020) as a resource for alternatives to face-to-face meetings (e.g., Zoom teleconferences, QR codes, flyers, local TV, phone, and radio). Use of television, phone calls, and flyers represent a special focus by PCEDC to better involve and respond to the elderly, recognizing that computer-based methods may not be as effective for that sensitive population. For those unable to speak English or have hearing or reading impairments, PCEDC will provide accommodations for translators, document reading and hearing services.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i. – 3.a.iv. Project Implementation, Schedule, Task/Activity Leads, and Outputs:

Task 1: Cooperative Agreement Oversight
i. Implementation: Programmatic oversight of PCEDC’s Brownfields Assessment & Cleanup Revolving Loan Fund (RLF) Programs. Based on a competitive bid process, selection of a Qualified Environmental Professional (QEP). Re-establish PCEDC’s Brownfield Advisory Committee (BAC). PCEDC staff will attend at least 2 EPA National Brownfields conferences and/or EPA/MEDEP training seminars. Perform general program management and communication with regulatory personnel, community officials, and the public. Track progress through performance and financial reports, quarterly reports, and updates to EPA’s Assessment, Cleanup and Redevelopment Exchange System (ACRES) online database. Ensure that requirements of the EPA Cooperative Agreement are met. <i>PCEDC will also provide additional in-kind oversight and planning at no cost to the grant.</i>
ii. Schedule: RFP and selection of the QEP and re-establish BAC within the first 3 months (1 st Quarter) of funding award; quarterly reports and ACRES database updates each quarter during the 3-year grant period.
iii. Leads: PCEDC staff will lead all programmatic grant activities. PCEDC will develop RFP for QEP selection and will re-establish BAC. The QEP will perform quarterly reporting and ACRES updates.
iv. Outputs: A BAC will be re-established and will meet quarterly (12 meetings); competitive RFP and contract for QEP selection; 12 quarterly reports; and ongoing ACRES input/updates over 3-year grant period.
Task 2: Community Outreach & Engagement
i. Implementation: In accordance with our community engagement plan (Section 2b above), PCEDC and its QEP will develop an information repository: notify residents, adjacent land owners, target community, and community partners of public meetings and assessment schedules; hold public meetings to inform/educate, solicit public input, and provide written responses to comments; update the target community regarding assessment, cleanup, and redevelopment activities; update website information; and prepare public outreach materials. PCEDC’s marketing brochure on the Brownfields programs will be updated and public service announcements to promote the Brownfields programs will be conducted. For each Brownfield site, sites-specific outreach, public meetings, and communications with the community will be conducted during key milestones in the assessment process; public meetings will also be held after the Phase II assessment activities and following the development of a cleanup and/or reuse plans to present the key findings to the target communities and property owners. Meetings will be held in person and/or via Zoom teleconferencing. Community partners will be used to help advertise public meetings, provide meeting space, and solicit input from the community. Meetings will be held locally relative to each Brownfield site.
ii. Schedule: Updated marketing brochure, public service announcement, and the first public informational meeting to be held within the 2 nd quarter of the grant (months 3 to 6). Ongoing community outreach and public meetings following key assessment milestones (e.g., Phase II ESAs) will occur throughout the 3-year grant period.
iii. Leads: PCEDC and QEP, with BAC assistance will conduct community outreach and engagement activities. <i>PCEDC will provide additional public outreach and economic development support at no cost to the grant.</i>
iv. Outputs: Information repository; at least 2 general public outreach meetings and associated informational materials; updated Brownfields marketing brochure, site nomination forms, and selection criteria; at least 1 public service announcement; at least 1 public meeting for each priority site; and meetings with site owners as needed.
Task 3: Site Selection and Phase I & Phase II Assessments
i. Implementation: PCEDC has already updated its inventory of potential brownfields and routinely receives calls from municipalities, site owners, developers, and prospective purchasers about its program monthly. PCEDC already has a site assessment application and site selection criteria established, which will be used for prioritizing sites including the location of sites to target areas, developer interest, need for assessment and cleanup, redevelopment potential, community benefits, and alignment with local reuse and revitalization plans, etc. Meetings with the BAC will be conducted on a quarterly basis and/or when site assessment applications are submitted to the program. Priority Sites: EPA eligibility and Phase I ESAs for the two priority sites (one in Greenville and one in Dover-Foxcroft) have already been completed. Phase I ESA Updates will be completed and due to their redevelopment plans, these sites within the target areas are initially prioritized for supplemental Phase II assessments.

Narrative / Ranking Criteria

Non-Priority Sites: For each new site, an EPA Brownfields Assessment Site Eligibility Form will be completed for EPA's approval (hazardous substance sites) or a petroleum eligibility determination from MEDEP (petroleum sites) and up to 8 additional non-priority sites are anticipated to be selected within the target areas for assessment. For each of the additional 8 non-priority sites, it is anticipated that the QEP will conduct a Phase I ESA in accordance with the ASTM International Standard E1527-13 and EPA's "All Appropriate Inquiry" standards.

For the 2 priority and 8 non-priority sites, a Site-Specific Quality Assurance Project Plan (SSQAPP), and a Phase II ESA with Hazardous Building Materials Inventory (HBMI), if applicable, in accordance with ASTM E1903-11 or equivalent will be completed. These reports will consist of a summary of "recognized environmental conditions" (RECs) for each site, evaluation of contamination at the site, QEP opinions regarding the site conditions, and recommended follow-up investigations and/or activities. The assessment documents will be submitted to EPA and MEDEP for review and approval. Site access agreements for each site will also be obtained.

ii. Schedule: EPA eligibility approvals have already been completed for the 2 priority sites. Eligibility for the non-priority sites will be obtained prior to beginning each assessment. Phase I Updates, SSQAPPs and Phase II ESA/HBMI for the priority sites will be completed within the first 6 months of grant. Phase I ESAs, SSQAPPs, and Phase II ESA/HBMI for the non-priority sites will be completed throughout the 3-year grant period.

iii. Lead: PCEDC will coordinate quarterly meetings with the BAC and QEP. Upon approval by PCEDC and its BAC, QEP will obtain site eligibility for each site. QEP will conduct site-specific assessments of the priority and non-priority sites with PCEDC oversight.

iv. Outputs: At least 12 quarterly meetings between PCEDC, BAC, and QEP. EPA/MEDEP eligibility determinations and site access agreements for 10 selected sites (2 priority sites and 8 non-priority sites), 10 Phase I ESA reports, 10 SSQAPPs, and 10 Phase II ESAs/HBMIs reports.

Task 4: Cleanup & Area-Wide Planning

i. Implementation: The Phase II ESA data and the proposed site reuse plan will be analyzed by PCEDC staff and its QEP, and at the direction of PCEDC, the results will be used to by the QEP to develop an Analysis of Brownfields Cleanup Alternatives (ABCA)/Remedial Action Plan (RAP) for each of the 10 selected sites (***2 initial priority sites plus 8 additional non-priority sites***). The ABCA/RAP will include remedial actions for each identified contaminant that exceeds applicable Maine risk-based cleanup standards. Remedial alternatives will be evaluated in part based on cost, feasibility, and effectiveness in protecting human health and the environment. Based on this analysis, a proposed remediation plan will be developed, considering the specific or potential reuse scenario(s) for the site. PCEDC and its QEP anticipate submitting each site to the MEDEP's Voluntary Response Action Program (VRAP). Concurrently, the QEP and its specialty planning subcontractors, in conjunction with PCEDC's oversight, will complete reuse planning activities on the select sites and target areas, particularly priority sites with high redevelopment potential. ***In accordance with the EPA FY22 planning activity fact sheets, planning techniques to be conducted on priority site(s) and the target area will include Site Reuse Assessments with Market Studies for the Brown's Mill in Dover-Foxcroft and Brownfields Revitalization Plans for the downtown economic centers of Greenville, including the Moosehead Lake Ski Area within the designated Opportunity Zone, and downtown Milo.*** During these planning activities, PCEDC will provide support on land use assessments (planning department) and economic development goals (economic development department) that are tied to the community's Comprehensive/Master Plans for the target area. Livability principals, design charettes, potential redeveloper input, and the community's goals for site reuse will also be incorporated into these planning activities.

ii. Schedule: ABCAs/RAPs, cleanup planning, and MEDEP VRAP applications for the 2 priority sites are anticipated to be completed within the 1st year of the grant period and ABCA/RAPs, cleanup planning, and MEDEP VRAP applications for the additional 8 non-priority sites will be completed during 2nd and 3rd year of the grant period and/or after the completion of each Phase II ESA. The Site Reuse Assessment and Market Study for the priority Brown's Mill in Dover-Foxcroft will be completed during the 2nd year of the grant period and Brownfields Revitalization Plans for the downtown economic centers of Greenville (which includes the priority Moosehead Lake Ski Area site) and downtown Milo will be completed during the 1st year of the grant period.

iii. Leads: PCEDC will direct all cleanup and reuse planning efforts. The QEP will conduct cleanup planning including preparation of ABCA/RAPs and cleanup cost estimates with PCEDC assistance and oversight and PCEDC in conjunction with its QEP and planning subcontractor(s) will conduct the reuse and revitalization plans.

iv. Outputs: 10 ABCA/RAP reports; one public meeting for each site (10 total) after completing each ABCA/RAP; 10 MEDEP VRAP submittals; and up to 4 EPA-approved Brownfields planning assessments including 1 Site-Specific Reuse Assessment and 1 Market Study for the Brown's Mill site and/or 2 Brownfields Revitalization Plans for the Towns of Greenville and Milo.

Narrative / Ranking Criteria

3.b.i.-3.b.iv. Cost Estimates: Budgets broken down by task and a summary budget table are provided below:

Budget Categories		Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach & Engagement	Task 3: Phase I & Phase II ESAs	Task 4: Cleanup & Site Reuse Planning	Total
Direct Costs	Personnel	\$7,500	\$5,000	\$5,000	\$5,000	\$22,500
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$4,750	\$250	\$250	\$250	\$5,500
	Supplies	\$250	\$250	\$250	\$250	\$1,000
	Contractual	\$7,500	\$7,000	\$306,500	\$150,000	\$471,000
Total Direct Costs		\$20,000	\$12,500	\$312,000	\$155,500	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$20,000	\$12,500	\$312,000	\$155,500	\$500,000

Task 1: Cooperative Agreement Oversight: \$7,500 for PCEDC personnel to oversee the program (150 hours @ \$50/hour); **\$4,750** travel (\$1,250 airfare + \$2,250 hotel + \$1,250 per diem) for 2 PCEDC staff to attend 2 EPA national Brownfields conferences and/or seminars; **\$250** for supplies (copies, phone calls, contract documents); and **\$7,500** contractual for QEP to assist PCEDC with oversight. **Total Task 1 = \$20,000.**

Task 2: Community Outreach and Engagement: \$5,000 for PCEDC personnel to conduct public outreach and meetings (100 hours @ \$50/hour); **\$250** travel to meetings (mileage/tolls); **\$250** for supplies (copies, brochures, mailings); and **\$7,000** contractual for QEP to assist PCEDC on public outreach. **Total Task 2 = \$12,500.**

Task 3: Site Selection and Phase I and II ESAs: \$5,000 for PCEDC personnel for overseeing the assessments (100 hours @ \$50/hour); **\$250** travel to meetings and sites (mileage/tolls); **\$250** for supplies (copies, phone calls, mailings); and **\$306,500** contractual for QEP to conduct 2 site-specific Phase I ESA Updates for the priority sites (2 @ \$3,250/each = \$6,500), 8 site-specific Phase I ESAs for the non-priority sites (8 @ \$5,000/each = \$40,000), and 10 SSQAPPs & Phase II ESAs/HBMs for the 2 priority and 8 non-priority sites (10 @ \$26,000/each = \$260,000). **Total Task 3 = \$312,000.**

Task 4: Cleanup and Site Reuse/Redevelopment Planning: \$5,000 for PCEDC personnel for overseeing the cleanup & reuse/redevelopment planning (150 hours @ \$50/hour); **\$250** travel to meetings (mileage/tolls); **\$250** for supplies (copies, planning docs, mailings); **\$150,000** contractual for QEP & subcontracted planning firm(s) to conduct 10 ABCA/RAPs (10 @ \$5,000/each = \$50,000); complete 1 EPA-approved Site-Specific Reuse Plan (1 @ \$20,000) and 1 Market Study (1 @ \$20,000) for the Brown's Mill priority site; and conduct 2 EPA-approved Brownfields Revitalization Plans (2 @ \$30,000/each = \$60,000) for downtown Greenville and Milo target areas. **Total Task 4 = \$155,500.**

3.c. Measuring Environmental Results: Consistent with the prior EPA Brownfields Grants awarded to PCEDC, this project will be managed utilizing time-proven techniques to ensure project funds are expended timely and efficiently. PCEDC and its QEP will hold monthly status meetings to review priority sites, schedule, and budget. ACRES will be utilized for preparing electronic quarterly reports and to monitor project progress. Our overall expected outcomes are to return the selected brownfields and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality. Environmental assessment and remediation of the Brownfields will minimize exposure at the sites and adjacent properties and, just as importantly, impacts on the downtown and waterfront *target areas in Greenville, Dover-Foxcroft, and Milo*. Additional expected outcomes of Brownfields site assessment, remediation and redevelopment will be new job creation and increased tax base accompanying the revitalization within the target areas and Greenville Opportunity Zone.

Completion of environmental reports (i.e., Phase I and II Reports, QAPPs, ABCA/RAPs, and reuse/ redevelopment planning activities) will document the assessment progress at each site/target area. Reports will be internally tracked to ensure that each is distributed to stakeholders for comments before finalizing. Sites selected to participate in the Brownfield assessment program will be entered into the MEDEP VRAP program. The number of sites assessed and entered into PCEDC Brownfields RLF program and the details of each site (i.e., acres of site assessed or cleaned up, contaminants found, assessment/cleanup money spent, leveraged funds, etc.) will also be tracked via EPA quarterly reports and EPA's ACRES online database. Completing the work described above will help transition these

Narrative / Ranking Criteria

properties to the next step of redevelopment and are directly in-line with the target communities' Master and Comprehensive Plans. These documents and work products will also provide the liability protections required to stimulate redevelopment, as tools like the Phase I ESA provide landowner defense provisions under CERCLA, completion of ABCA/RAPs will help determine associated cleanup costs, and reuse and redevelopment planning activities will provide site evaluations to assist developers with their business plans for successful development and revitalization of the Brownfield sites.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. - 4.a.iii. Organizational Capacity, Organizational Structure, and Key Staff: This project will be managed by Mr. John Shea, who has successfully managed the FY12 EPA Brownfields RLF Grant and FY16 EPA Brownfields Assessment Grant (closed December 2020), since joining PCEDC as Executive Director in March 2020. In addition to the Brownfields Grants, Mr. Shea has extensive experience managing federal and EPA grant programs. In his most recent position prior to joining the PCEDC, John worked on a \$1M EPA Southeast New England Program (SNEP) grant on Aquidneck Island, Rhode Island.

The bulk of John's career (1987-2012) was spent with the New England Governors' Conference (NEGC), where John was responsible for leading and implementing a broad array of environmental programs on behalf of the region's six Governors (and often in partnership with the five Eastern Canadian Premiers), including an internationally-recognized mercury program and design and implementation of the world's first multi-jurisdictional climate change action plan; these and other projects became models for regional environmental policy development. While at the NEGC John also served five years as EPA Region 1's outreach coordinator for the Environmental Technology Verification (ETV) and worked closely with EPA Region 1's Regional Administrators and staff.

4.a.iv. Acquiring Additional Resources: PCEDC will procure the services of a Qualified Environmental Professional (QEP) to provide technical support. The QEP and other contractors, will be procured via a fair and competitive process (a request for qualifications/proposals, with interviews) that will meet relevant state and federal regulations. PCEDC's QEP, MEDEP, and EPA staff will also provide direction and input on the programmatic requirements of the Brownfields program. In the event of employee turnover, the Executive Board of PCEDC has the resources and flexibility to maintain project leadership and to recruit qualified staff, if necessary. For legal assistance, PCEDC will contract with Tonya Johnson, Esq. of C.W. & H.M. Hayes. Ms. Johnson has practiced municipal law since 1994, is licensed in Maine, and has supported PCEDC's prior Brownfields grants.

4.b.i.(1) Currently Has or Previously Received an EPA Brownfields Grant – Accomplishments: PCEDC's three current and most recent EPA Brownfields Grants are: 1) a \$200,000 FY09 Brownfields Assessment Grant; 2) an \$800,000 FY12 Brownfields Revolving Loan Fund Grant, recapitalized in FY15 (\$300,000) and FY16 (\$300,000); and 3) a \$400,000 FY16 Brownfields Assessment Grant. Our cooperative agreement oversight and program development for the FY09 and FY16 Assessment Grants included a Brownfields Advisory Committee, selection of a QEP, attendance at EPA and MEDEP conferences, and status reporting to EPA (quarterly reports and regular updates to ACRES). Community outreach and a Brownfields inventory were completed (2 Brownfields brochures were developed, 3 public outreach meetings conducted, electronic and geographically coded inventory of Brownfield sites was developed, and ranking/selection criteria established). Through its FY09 and FY16 assessment grants, PCEDC has implemented a successful Brownfields Assessment Program, entering a total of 18 sites and completing 18 Phase I ESAs and 12 Phase II ESAs. In addition, cleanup planning including Analyses of Brownfields Cleanup Alternatives (ABCAs), Remedial Action Plans (RAPs), and/or cleanup cost estimates were developed for 11 of these sites. PCEDC's FY12 Revolving Loan Fund Grant has loaned \$335,000 and subgranted \$580,500 to date as part of six redevelopment projects. These outputs and outcomes have been accurately updated and accounted for in ACRES.

4.b.i.(2) Currently Has or Previously Received an EPA Brownfields Grant - Compliance with Grant Requirements: PCEDC has closed out its \$400,000 FY16 Brownfields Assessment Grant and the grant has been fully expended). \$301,902 or 75.5% of this grant was spent on direct assessments. The original FY12 \$800,000 RLF began in October 2012, was recapitalized with supplemental funding in FY15 and FY16 because of PCEDC's successful implementation and management of the RLF and has been extended through September 2022. The \$200,000 FY09 Brownfields Assessment Grant was successfully completed in 2011 and closed with no funds remaining. For each of these grants, PCEDC had an approved workplan and cooperative agreement with EPA and maintained full compliance with its schedules, terms, and conditions throughout the grant periods. All required quarterly reports, ACRES updates, and financial status reports have also been completed in a timely manner; PCEDC made great progress towards achieving the expected results of the two grants and is eager to continue its past success with new assessment funding to help sustain, in part, its existing RLF grant.

ATTACHMENT A

Threshold Criteria for Assessment Grants

**Piscataquis County Economic Development Council (PCEDC), Maine
EPA FY2022 Brownfields Assessment Grant Application**

Attachment A – Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Piscataquis County Economic Development Council (PCEDC) is a Regional Council or group of General Purpose Units of Local Government and is eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program. A copy of PCEDC's eligibility documentation is included as *Attachment B*.

2. Community Involvement

Overall, PCEDC will hold at least three open public meetings/workshops to periodically present the progress of the assessment grant activities, solicit general comments and feedback from the public, and respond to comments regarding the Brownfields program. General public outreach and educational meetings, along with site-specific meetings regarding key findings and/or potential environmental risks identified for the priority Brownfields sites will also be conducted, as needed. These meetings will be advertised publicly via e-mail, local newspapers, and websites of PCEDC, local municipalities, and community organizations, as well as social media. PCEDC and its partners are prepared to adhere to CDC guidelines for COVID-19 related to community feedback and outreach. We will use the COVID-19 PPE and Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants as a resource for alternatives to face-to-face meetings (e.g., Zoom and MS Teams teleconferences, QR codes, flyers, local TV, phone, and radio).

Brownfields program flyers and/or brochures will be made available at town offices and community centers, and meeting minutes and responses to comments received will be publicly available. We will also communicate the progress of our Brownfield assessment program through regular status updates available on PCEDC's website, social media, and newsletters. Reports will be available for review at our office and the office of the selected Qualified Environmental Professional (QEP), as a secondary information repository. Copies of specific output reports from the assessment activities will be made available to public, upon request.

Information will also be shared by press releases, legal ads, and other public notices, as needed. We will submit press releases on PCEDC's Brownfields program to local newspapers including the *Piscataquis Observer*. Most of the target communities speak English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed.

Through the prior successful Brownfields FY09 and FY16 assessment grant and FY12 revolving loan fund programs, other state/ federal grant programs, and community initiatives, PCEDC already has a strong and successful outreach program to notify the public and solicit public input about economic development projects, maintain an informative public website, and use social media to promote public awareness. PCEDC is always exploring new techniques and technology to solicit greater input from a broad segment of the community, particularly the disadvantage populations and communities identified in our grant application. For this grant application and to continue upon the successes of the prior Brownfields assessment and cleanup planning grant work, we are targeting specific

Attachment A – Threshold Criteria for Assessment Grants

communities in downtown districts, along the County’s major river (the Piscataquis River) and lake (Moosehead Lake), and along our major transportation corridors that are the service centers to the rural Northern Maine region. The Town of Greenville along the shores of Moosehead Lake has several potential Brownfields sites identified in its respective Opportunity Zone. Greenville, along with the Town of Dover-Foxcroft and Milo, will be the initial focus area for our targeted outreach sessions to develop immediate action strategies to further pursue. With new Brownfields funding, these target areas can continue to be revitalized and become a catalyst to further invigorate sustainable redevelopment and growth throughout the region.

Additional details regarding proposed community involvement can be found in Section 2 of the Narrative and Ranking Criteria.

3. Named Contractors and Subrecipients

- **Contractors:** Not Applicable
- **Subrecipients:** Not Applicable

4. Expenditures of Assessment Grant Funds

The Piscataquis County Economic Development Council (PCEDC) affirms that it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.