



December 18, 2015

Mr. Frank Gardner
Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

On behalf of the Greater Portland Council of Governments, I am pleased to submit our FY16 application to the U.S. Environmental Protection Agency for a Brownfields Assessment grant.

Representing 26 communities and Cumberland County, GPCOG launched its Brownfields program in 2009 with funds from the American Recovery and Reinvestment Act. Over the last six years, we have identified over 400 potential Brownfields sites throughout the county. Demand for our program is robust. With our FY09 and FY11 Assessment grants, which are closed out, we conducted 16 Phase I, 13 Phase II assessments, and 8 Remediation & Reuse Plans on 263.45 acres. We have been out of funds to address Hazardous sites for four years.

Since we began our Brownfields program, we have helped clients leverage over \$18 million from public and private sources, including the Cumberland County CDBG program, HUD Neighborhood Stabilization Program, Maine Rural Development Authority, Federal and State Historic Tax Credits, and U.S. Economic Development Administration. Of assessment sites in our portfolio, five represent the single most significant redevelopment in their municipality.

We have identified three Brownfields target areas for the FY16 program: Portland Harbor, Mountain Division rail corridor, and other Rural Places. These areas, home to 11% of the county's population, encompass 80 Brownfields sites on 750 acres. Our Brownfields Assessment program will leverage at least \$281 million from the public and private sectors, including EDA, HUD, local Tax Increment Financing, historic tax credits, foreign direct investment, conventional bank financing, and private investors. Documentation is included in Attachment D.

Assessment funds will help GPCOG meet your Region 1 priority of "Coordinated Public Funding for Brownfields." Assessment funds are the missing link that will help "fill in the gaps," enabling us to offer planning, assessment, and clean-up opportunities throughout the region. We will leverage our FY13 Brownfields Clean-Up Revolving Loan Fund (RLF), our FY15 Brownfields Area-Wide Planning Grant, and two planning initiatives of national significance: \$1.6 million Sustainable Communities Planning Grant from the U.S. Department of Housing and Urban Development (HUD) and our 2014 designation as one of the nation's 24 Manufacturing Communities under the Investment in Manufacturing Communities Partnership (IMCP) sponsored by the U.S. Department of Commerce. Our Brownfields Redevelopment program will be coordinated with these initiatives by awarding priority to projects located in the following areas.

Serving the Greater Portland and Lakes Region Communities

970 Baxter Boulevard, Suite 201 ♦ Portland, Maine 04103 ♦ Telephone (207) 774-9891 ♦ Fax (207) 774-7149

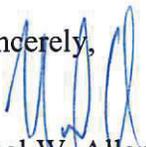
- Redevelopment that supports the economic viability of the Portland Harbor waterfront and the Mountain Division rail line, which are priorities outlined in our Brownfields clean-up program.
- Reuses that support the vision of the Greater Portland Sustainable Food Production Cluster, including sites for food production, warehousing, and distribution, particularly in East Bayside, our AWP target area.
- Brownfields sites located in villages, downtowns, and neighborhoods mapped by Sustain Southern Maine for any reuse supported by the community, including housing, green space, and economic development.

Other required application information:

- a. Applicant: Greater Portland Council of Governments
970 Baxter Boulevard, 2nd Floor, Portland, Maine 04103
- b. DUNS No. 07-746-4386
- c. Request: i) Brownfields Assessment grant
ii) \$400,000 in Federal funds requested
iii) Both - \$200,000 for Hazardous Substance; \$200,000 for Petroleum
iv) Community-wide
- d. Location: Cumberland County, Maine.
- e. Not Applicable
- f. Contacts i) Project Director: Caroline Paras, Greater Portland Council of Governments, 970 Baxter Boulevard, 2nd Floor, Portland, Maine 04103; phone: (207) 774-9891; fax: (207) 774-7149; cparas@gpcog.org
ii) Executive Director: Neal Allen, Greater Portland Council of Governments, 970 Baxter Boulevard, 2nd Floor, Portland, Maine 0410304101; phone: (207) 774-9891; fax: (207) 774-7149; nallen@gpcog.org
- g. Date Submitted: December 18, 2015
- h. Project Period: July 2016 through June 2018
- i. Population: i) 262,520 within jurisdiction; ii) 29,552 within target area
- j. Other Factors Please see attached checklist

Thank you for your consideration.

Sincerely,


Neal W. Allen
Executive Director

Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Greater Portland Council of Governments

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):

Coordinated Public Funding for Brownfields

Page Number(s): 5, 9-10, 11, 15

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.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
X Project is primarily focusing on Phase II assessments.	6, 9
X Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
X Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4-5

X	<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, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	1, 5-6, 11, 14
X	<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, applicant must attach documentation.</p>	1, 5, 11, 13
X	<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	3-6, 9, 13, 15

1. COMMUNITY NEED

1.a.i. Targeted Community Description. Since 1969, the Greater Portland Council of Governments (GPCOG) has served 26 communities in Cumberland County, Maine from Casco Bay in the east to Sebago Lake in the west. The region’s 262,520 people represent 20% of the state’s population and its 161,239 jobs, 27% of employment.

Since its founding in 1632, Portland has served as the gateway for trading Maine’s fish, farm, and forest products with the world. Its deep-water, ice-free harbor is one sailing day closer to Europe than any other U.S. port. Six rail lines once hauled lumber, grain, meat, milk, and forest products from rural areas, while on the waterfront, fishermen landed lobster, cod, and haddock for processing and distribution on the harbor’s 15 piers and wharfs. During World War II, Portland served as home base for the North Atlantic fleet, which supported battlefronts in Europe, while 30,000 civilians built Liberty Ships, locomotives, and railcars.

Since World War II, the region’s economy has undergone a massive transformation. Where manufacturing once accounted for one of every two jobs, it is now one of every 20. Farms and forests yielded to suburbs as families migrated from cities to rural areas. Products distributed by ship and rail are now hauled by truck. These transitions have left a legacy of blighted commercial and manufacturing sites along Portland Harbor, the Mountain Division rail line, and Rural Places, the target areas for this grant. The economics of cleaning up these sites drives growth to greenfields, contributing to sprawl throughout the county.

The central theme of this application is the “smart growth” redevelopment of Brownfields sites for innovative manufacturing, green transportation, and affordable housing. Our plans have been recognized on a national level through designation of Greater Portland as one of the nation’s Sustainable Communities under the HUD-DOT-EPA Partnership for Sustainable Communities and as one of the nation’s Manufacturing Communities under the IMCP initiative sponsored by the U.S. Department of Commerce. These initiatives are both coordinated by GPCOG.

1.a.ii. Demographic Information. Data for our target areas has been aggregated from the 2010-2014 American Community Survey. Portland Harbor includes Cumberland County Census Tracts 3, 5, and 6. The Mountain Division includes Census Tracts 28 and 29 plus the Census Designated Places (CDP’s) of South Windham, Steep Falls and Fryeburg, and the town of Hiram. Rural places are comprised of CDP’s in the county’s inland towns.

Demographic Indicators for Brownfields Target Areas

	Portland Harbor	Mountain Division	Rural Places	County	Maine	United States
Population	8,103	14,920	6,529	284,351	1,328,535	311,536,594
Unemployment	12.6%	9.4%	10.5%	4.4%	5.7%	5.3%
Poverty Rate	39.2%	15.7%	21.3%	11.7%	13.9%	11.3%
Percent Minority	30.3%	6.1%	4.7%	8.8%	6.0%	36.7%
Median Household Income	\$23,824	\$43,311	\$25,318	\$59,560	\$48,804	\$53,046
% Low-Moderate Income	80%	65%	54%	40%	39%	40%
Minority	30.3%	6.1%	4.7%	8.8%	6.0%	36.7%
Foreign Born	22.3%	5.7%	3.6%	6.3%	3.5%	13.1%
Pre-1970 Housing	80%	52%	48%	48%	46%	41%
Cost-Burdened Owners	50%	43%	48%	33%	33%	34%
Cost-Burdened Renters	54%	60%	54%	52%	52%	52%

Compared to Maine, target area residents are more likely to be unemployed, subsist in poverty, reside in low-income neighborhoods, live in older homes, and pay over 30% of income for housing. In addition, Portland Harbor residents are more likely to be minority and foreign-born.

1.a.iii. Description of Brownfields. The GPCOG Brownfields program will focus on three target areas associated with rail, port, and petroleum activity. Target Area 1 is characterized by dilapidated waterfront structures adjacent to submerged and surficial soils generally known to contain toxic contamination, the legacy of both urban fill and heavy industry. Located inland, Target Areas 2 and 3 are characterized by vacant lots and charred remnants of heavy industry. Except for the Superfund site in South Windham and petroleum contamination in New Gloucester, there is little environmental information associated with Target Areas 2 and 3 because market forces have not yet compelled investigation. Based on past use, these sites likely contain heavy metals, volatile organic compound (VOC), semi-VOC, polychlorinated biphenyls (PCBs), petroleum, and hazardous building materials such as asbestos, lead paint, and mercury.

Target Area 1: Portland Harbor

Home to 8,103 people, the target area encompasses 30 Brownfields sites on 50 acres, including:

Port of Portland: This heavy industrial district along Portland's 15 piers and wharves includes a former locomotive foundry and coal gasification plant.

Bayside: Built on debris from the Great Fire of 1866, Portland's light industrial district is dominated by three scrapyards, dozens of freight terminals, and a scattering of auto repair shops.

Ferry Village: This heavy industrial district on South Portland's waterfront includes two World War II-era shipyards and tank farms plus a former fish processing facility.

Target Area 2: Mountain Division Rail Corridor

Home to 14,920 people, the target area encompasses 50 Brownfields sites on 700 acres in ten communities spanning 50 miles from Portland Harbor to the New Hampshire border.

South Windham: Superfund site that made steel flanges dominates this village on Mile 10.8.

Steep Falls, Standish: Located on Mile 24.6, this village once supported three grain mills as well as a pulp and paper plant.

Downtown Bridgton: At Mile 37, a narrow gauge connected the Mountain Division with this rural town, which contains two woolen mills, tannery, cannery, dowel plant, and freight yard.

Target Area 3: Rural Places

Home to 6,529 people, these tiny inland villages are littered with petroleum sites.

Gray Village: A busy crossroads, the village is overshadowed by 15 Petroleum sites, including eight gas stations, unlicensed junk yards and maintenance facilities.

Upper Village, New Gloucester: Another busy crossroads, the village was dominated by gas stations that ultimately contaminated the groundwater with benzene and MTBE.

1.a.iv. Cumulative Environmental Issues. According to the University of Southern Maine (USM), lead present in Portland's soil results from the historic presence of 233 lead-using

industries and “the cavalier redistribution of contaminated soil.” On July 4, 1866, a Great Fire swept across Portland, destroying 1,500 buildings. Ash and debris, which contains lead and polycyclic aromatic hydrocarbons (PAH), was used as fill to create Bayside and East Bayside. As part of an EPA Community Cares grant, over 90% of soil sampled at 179 properties in 2011 contained lead exceeding the EPA residential standard.

Another environmental issue is air quality. Maine is situated in the nation’s “tail-pipe,” where the Gulf Stream deposits smog, smoke, soot, and ozone from coal plants in the Midwest. According to a 2014 report by the American Lung Association, Cumberland County has one of the highest levels of air pollution in the state.

With higher urban redevelopment costs, new construction has migrated to greenfields. Over the last 50 years, population in the countryside has more than doubled, claiming virtually all of the county’s growth. This migration has increased land covered by impervious surfaces, such as roads, driveways, and roofs, which act as a conduit for stormwater. When it rains, water not absorbed into the ground runs over impervious surfaces, picking up sediments, chemicals, bacteria, heavy metals, oil, pesticides, and other contaminants. This sludge runs untreated into the bay. Stormwater runoff is the primary driver of non-point source pollution, which impairs surface waters. In 2008, the EPA detected PAH in stormwater sampled at 21 sites in Portland and South Portland. Inland, 12 water bodies in our brownfields target areas have been classified by the Maine Department of Environmental Protection (DEP) as impaired. According to the *2010 State of the Bay Report* from the Casco Bay Estuary Partnership, heavy metals such as cadmium, chromium, lead, and mercury still remain in high concentrations throughout the harbor, a legacy of heavy industry. As a result, the state advises consumers to limit the consumption of fish from our waters. Even lobster, the state’s largest export, is not immune: Maine CDC recommends “no consumption” of the tomalley, a delicacy where toxics accumulate.

1.b.Impacts on Targeted Community. Heavy industry has left behind a legacy in air, soil and water. Cancer is the leading cause of death in Cumberland County. According to the National Cancer Institute, the county’s death rate from 2007-2011 ranged from 171.4-178.9 per 100,000 population versus 173.8 for the nation.

Minority health is disproportionately impacted by environmental problems. Bayside has the highest concentration of minorities in Maine, 49.5%. Built largely of coal ash from the Great Fire of 1866, Bayside also has the highest average lead soil concentration in the city (1,884 mg/kg), more than four times the EPA standard. Lead retards learning in young children, who may ingest soil while at play. According to the Maine Department of Health and Human Services, 2.1% of Portland children under 6 screened for lead within the last five years had elevated levels, more than double the state average. Another concern is asthma, a chronic inflammation of the respiratory system triggered by air pollution that results in wheezing, coughing, and tightening of the chest. According to the Maine CDC, the asthma rate for minorities in our target areas is 16.5%, almost twice the nation’s rate of 8.9%.

Economic distress breeds crime. According to the Uniform Crime Report, Portland’s crime rate of 42.24 incidents per 1,000 population is 60% higher than the state rate and 30% higher than the U.S. rate. Crime in our target areas is even higher. In East Bayside, where 17% of the neighborhood is littered with warehouses, gas stations, and auto repair shops, the crime rate is 208.33 incidents per 1,000 population, five times higher than the city’s rate.

The abundance of brownfields sites within the target areas has perpetuated a cycle of disinvestment. Demand for affordable housing vastly outstrips supply. In 2014, over 3,000 households asked Avesta Housing, Greater Portland's largest nonprofit developer, for help in their search for an apartment they could afford. Just 339 households were assisted. Even the middle class is squeezed. In 2015, GPCOG published *2030 Portland Workforce Housing Demand*, concluding that just 29% of the 2000+ housing units constructed from 2010-2014 were offered at a rent or sales price affordable to families earning the median income. Without Brownfields funds, we cannot remedy the affordable housing gap.

Another concern is environmental justice. According to EPA's EnviroMapper, East Bayside, for example, contains 20+ commercial sites regulated for air and water quality, waste, and toxics. By contrast, North Deering, the city's wealthiest neighborhood, which is 99% White, contains none. This correlation demonstrates the disproportionate impact of brownfields on low-income and minority populations.

1.c.i. Economic Conditions. As a regional planning agency, GPCOG does not have resources to address Brownfields sites. We receive minimal county and state funding, and we do not have the power of taxation to raise revenue. Membership is voluntary. Our dues of \$1 per capita, which have not increased in 25 years, are used to leverage Federal grants, like Brownfields.

Without the support provided by the GPCOG Brownfields program, target areas do not have the resources to address Brownfields sites. For example, with a full value tax rate of \$18.71 per \$1,000 of valuation, Portland residents bear the highest property tax burden in the county. During the 2000's, Portland lost 4,000 jobs while facing staggering costs for public infrastructure. Portland's wastewater collection system dates back to the mid-1800's, when raw sewage was discharged continuously into the harbor. When heavy rains overwhelm the sewer system, wastewater flows directly into the bay. These combined sewer overflow (CSO) systems were prohibited after the passage of the Clean Water Act of 1972. In 2008, the City borrowed \$61 million, one third of its annual budget, to eliminate the remaining CSOs, causing sewer rates to triple. On top of this burden, Portland spends more on General Assistance (GA) than any other city in the state. In FY14, Portland provided \$10.1 million in direct financial assistance to 4,363 people – 6.6% of the city's population, an increase of 250% since 2003. To boot, the State has slashed assistance to undocumented immigrants, including 1,440 asylum seekers in Portland for whom the City now shoulders the full burden of aid.

The fiscal situation along the Mountain Division is equally dire. Five of the 10 communities along the rail line do not have public sewer. North Windham is the largest business district near the line. Elevated levels of nitrates have been detected in the groundwater, a sign of failing septic systems. The estimate for extending sewer is \$67.8 million, more than five times the Town's annual budget. Meanwhile, the Town faces a long struggle to remediate the Keddy Mill, a Superfund site contaminated with stockpiles of PCB soils running 16 feet deep.

1.c.ii. Economic Effects of Brownfields. Over the last three decades, the manufacturing sector in Cumberland County has plummeted in half, from 18,000 to 9,000 jobs. Since the Great Recession of 2008, the county has lost 1,079 manufacturing jobs accounting for another 10% of the industry. The closure of factories represents a triple whammy in lost property taxes, wages, and multiplier effects, as well as a loss of community pride grounded in a heritage of "making stuff." In 1980, for example, 600 of the 1,200 jobs in Standish were in manufacturing. The death knell struck on January 11, 2007, when Sensata, a manufacturer of automobile sensors,

announced it was closing, throwing 200 people out of work. According to GPCOG's estimates, the closure represented a loss of \$10 million in wages and \$100 million in total economic impact. These jobs, which included machinists, electricians, and technicians, were offshored to the Dominican Republic. Suddenly, the town's second largest taxpayer turned into a 121,000 square foot behemoth. The site's property valuation plunged from \$5.5 million to \$1.2 million. Too expensive to heat, the building was at risk for deterioration. Groundwater contamination, asbestos, PCB's, and other environmental issues loomed large for any prospective purchaser. Too large for a single user, the behemoth languished on the market for seven years. Villages and downtowns throughout the region are littered with similar sites that once produced paper, textiles, lumber, food, metal, and other products. Once a source of pride and prosperity, they are now symbols of a bygone era.

Beyond industry, petroleum has also exacted a heavy toll on Rural Places. In New Gloucester's Upper Village, for example, four underground tanks from "mom and pop" gas stations leaked benzene and MTBE into the groundwater during the 1990's, while an uncovered sand and salt pile leached sodium and chloride. As a result 19 properties were contaminated, making selling or refinancing by businesses and households, who earned a median income of just \$28,840, impossible. Without investment or even routine maintenance, the village became blighted. Ultimately, the town was saddled with the cost of a new public water system at \$2.4 million, one third of its annual budget. Meanwhile, contaminated properties are poised for assessment and redevelopment. Similar sites are scattered across Rural Places, where isolation from the coast and Interstate 95 render them less attractive to market forces alone.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a.i. Project Description. FY16 Assessment funds are the missing link that will "fill the gaps," helping GPCOG offer a comprehensive approach to Brownfields redevelopment, which is the stated priority of EPA Region 1. Assessment funds will leverage our FY13 Brownfields RLF program, which covers the same target areas as this application. It will also help us capitalize on two planning initiatives of national significance: *Sustain Southern Maine (SSM)*, our HUD-DOT-EPA Sustainable Communities Partnership, and the *Greater Portland Sustainable Food Production Cluster*, our Manufacturing Communities initiative under the IMCP program. We will also leverage our \$200,000 Brownfields Area Wide Planning (AWP) Grant for East Bayside, which is one of the target areas for these assessment funds.

In October 2008, GPCOG adopted a set of sustainability principles to guide future projects and programs. In 2010, we launched Sustain Southern Maine, a partnership of 41 communities in York and Cumberland Counties to strengthen the region's economy, environment and sense of community. As part of this initiative, we mapped 130 centers of opportunity, including crossroads, villages, neighborhoods, and downtowns that support a compact mix of residential, civic, and commercial uses. Eleven were chosen to participate in a pilot process, including four Brownfields target areas: Gray Village, a Rural Place; Steep Falls, a village on the Mountain Division; and two waterfront neighborhoods, Mill Creek in South Portland and India Street in Portland. Through the pilot, we organized public workshops and design charrettes to engage residents, developers, business and community leaders in visualizing locations for future residential and commercial growth, including Brownfields sites. Several communities went on to fund master plans for these areas, which are now attracting public and private investment.

With FY16 funds, we propose to address the market interest for redevelopment generated by the pilots and replicate lessons learned in other target areas.

In a parallel planning effort, GPCOG engaged over 200 leaders from the public and private sectors to create the region's new economic development plan. Our 2014-2018 strategy prioritizes fisheries and agriculture as the region's top clusters. In 2014, we launched the Greater Portland Sustainable Food Production Cluster, an ambitious vision to double the region's food manufacturing employment. On May 28, 2014, our region was designated by the White House as one of the nation's 12 "Manufacturing Communities." Through the Brownfields program, we will invest in sites that can be transformed into centers for the production, wholesale, and distribution of food. Many sites will be located in Rural Places, Portland Harbor, Mountain Division rail line, and East Bayside, our AWP neighborhood. By redeveloping Brownfields sites for food production, we will not only grow the region's economy but protect the soil, water, and air quality so critical to a healthy food ecosystem.

By transforming key parcels in our target areas, the Brownfields program will serve as a catalyst to incite other property owners and developers to invest in Rural Places as well as sites along Portland Harbor and the Mountain Division rail line. By catalyzing a continuous cycle of investment, we will revitalize villages, downtowns, and neighborhoods, which will help SSM realize its vision for centers of opportunity that provide for a compact mix of housing, open space, and livable wage jobs. Some of these Brownfields sites will be redeveloped as enterprises for the production, wholesale, and distribution of food, increasing the global competitiveness of Portland Harbor and the Mountain Division rail line. By providing space to support the scale-up of entrepreneurs, these redevelopments will also help us achieve the goals of the Greater Portland Sustainable Food Production Cluster.

2.a.ii. Project Timing. Due to our previous Brownfields experience, we will launch our program on a fast track schedule. Milestones include the following:

1. *Procurement:* During the first quarter, we will issue a Request for Qualifications to procure the services of at least two qualified environmental professionals (QEP) to serve as our partners.
2. *Inventory:* Since GPCOG launched our Brownfields program in 2009, we have identified 400+ sites from windshield surveys, local knowledge, historic maps, newspaper articles, and a state database of spill sites. We will update our inventory for this grant during the first quarter.
3. *Site Selection:* To generate continuous interest in the program, we will host biannual public workshops to share Brownfields success stories. These stories will generate additional sites that will be evaluated against our ranking criteria.
4. *Assessment:* GPCOG will work with our QEP and site owners to establish access agreements. The bulk of EPA funds will be used for Phase II Assessments.
5. *Cleanup/Redevelopment:* With a pool of Brownfields Clean-up funds, we are ready to help clients leverage resources for redevelopment. Other State and Federal funds will be tapped for site preparation, construction, and/or renovation.

Our Brownfields approach is modeled on a protocol that values redevelopment aligned with community needs. The Adams School in Portland provides an example. Situated in a dense neighborhood just a half mile from downtown, this two-acre site was a former hand grenade

factory and, later, an elementary school. Upon its decommissioning, the City convened a committee to investigate reuse options and enlisted GPCOG to find examples of small infill projects around the country. Neighborhood preferences were incorporated into the City's Request for Proposals. Avesta Housing, the winning bidder, became a client in GPCOG's FY09 grant. Our Phase II confirmed the presence of soil contamination associated with the site's industrial history. Through remediation planning, we determined that environmental concerns associated with residential reuse could be mitigated. Enrolled in the State's Voluntary Response Action Program, the site was remediated with a \$200,000 grant from Maine's Brownfields Revolving Loan Fund. The redevelopment, which leveraged \$1.7 million from HUD's Neighborhood Stabilization Program and \$3.8 million in private funds, resulted in 16 units of energy efficient housing for middle income families, who have been priced out of the East End neighborhood. A decade earlier, a project of similar size without citizen involvement drew serious opposition. Through neighborhood input, other desires were incorporated into the Adams School redevelopment, including a pocket park and a viewshed to the Portland waterfront. This redevelopment serves as a model for a sustainable Brownfields program.

2.a.iii. Site Selection. In order to be responsive to market demand, funds will be available on a rolling basis by application. First, sites must meet EPA eligibility requirements. After this litmus test is passed, sites that meet one of the following criteria will receive priority:

- Sites located along the Portland Harbor waterfront and Mountain Division rail line, which are priorities outlined in our Brownfields cleanup program.
- Sites where the reuse supports the vision of the Greater Portland Sustainable Food Production Cluster, including sites for food production, warehousing, and distribution.
- Sites located in rural places for a reuse supported by the host community, including housing, green space, and economic development.

Other factors may include historic preservation of significant buildings on the site; environmental justice, including the potential to benefit or displace disadvantaged populations; and developer readiness as evidenced by regulatory approval, financing, and prior experience.

Scoring criteria will be adopted by GPCOG's Executive Committee. Applications will be scored in-house by GPCOG staff. Final decisions will be made by a committee composed of representatives from Cumberland County Community Development, GPCOG Brownfields RLF Committee, and GPCOG Executive Committee.

Over the past five years, we have learned that the most effective means of gaining site access is a face-to-face meeting with a property owner where questions and concerns can be addressed. Where appropriate, we will enlist municipal officials in brokering these meetings.

2.b.i. Task Descriptions. Tasks for each grant are outlined below and presented in aggregate form under Outputs.

Task 1 – Cooperative Agreement Oversight. GPCOG staff will continue to manage our Brownfields program. Because we rely on state and Federal contracts for 90% of our funding, we will charge the time of our program manager to the grant (73 hours/grant x \$40.88/hour x 33% fringe). The first task is procurement of a QEP who will serve as our partner for the program. To stay on top of best practices, two staff will participate in the 2017 National Brownfields conference at \$1,600 each (\$475 air fare, \$700 hotel and \$425 per diem = \$1,600). The balance

of travel funds, \$200 per grant, will be put toward the statewide Brownfields conference and EPA-approved training sessions in New England (364 miles/grant at \$.055 per mile). GPCOG staff will prepare EPA Quarterly Reports using a supplies budget of approximately \$100/grant to cover software licensing. Contractual costs are budgeted for the QEP to perform quarterly updates to ACRES (\$75/hour x 29 hours/grant). **Outputs:** 3-4 training agendas, 1 Request for Qualifications (RFQ), 2 QEP contracts, 10-15 ACRES property files, 12 EPA Quarterly reports, and two close-out reports.

Task 2 – Community Outreach: GPCOG will orchestrate a variety of opportunities to solicit sites: 1) Brownfields 101 workshops to share success stories with developers and municipal officials; 2) quarterly updates to the GPCOG Executive Committee; 3) one-on-one meetings with town officials, property owners, and developers associated with potential Brownfields sites; and 4) periodic presentations to non-profit organizations and community groups. GPCOG will charge the time of our program manager to the grant (147 hours/grant x \$40.88/hour x 33% fringe). To fulfill Task 1, GPCOG staff will travel throughout Cumberland County (181 miles/grant x \$0.55/mile), while the category of Supplies will consist of about \$100/grant for commercial printing of outreach materials. Contractual costs cover QEP assistance with workshops, presentations, and one-on-one consultations (64 hours/grant x \$125/hour). **Outputs:** Inventory of sites; agendas, presentations and sign-in sheets from 4-6 meetings.

Task 3 – Conduct Phase I Assessments: The QEP will conduct Phase I ESAs in accordance with the current ASTM E1527 standard and the EPA's All Appropriate Inquiry rule. The scope will generally consist of a site visit, agency review, interviews, and report. Reports will contain a summary of Recognized Environmental Conditions (RECs) as well as recommendations for further investigation. GPCOG staff will negotiate site access and organize a presentation of findings (147 hours/grant x \$40.88/hour x 33% fringe). Staff will travel to Phase I sites (181 miles/grant x \$0.55/mile), while supplies will consist of \$100 for copying and mailing of Phase I reports. Contractual QEP costs to prepare the Phase I ESAs are estimated at \$4,000 each. **Outputs:** 4 Hazardous Substance and 4 Petroleum Phase I ESAs.

Task 4 - Conduct Phase II Assessments: First, the QEP will prepare a Quality Assurance Project Plan (QAPP) for the overall project and Site-Specific QAPPs for each site for EPA and DEP approval. Phase II investigations will be completed to sample soil, air, groundwater, asbestos and lead paint. Time is budgeted for GPCOG staff to conduct site visits as well as public outreach to present findings (147 hours/grant x \$40.88/hour x 33% fringe). Staff will travel to Phase I sites (181 miles/grant x \$0.55/mile), while supplies will consist of \$100 for copying and mailing of Phase II reports. Contractual QEP costs to prepare Phase II ESAs will range from \$15,000 to \$35,000 each. **Outputs:** 4 Phase II ESAs at Hazardous Substance sites and 6 Phase II ESAs at Petroleum sites.

Task 5 – Remediation and Reuse Planning: GPCOG will work with municipalities, property owners, abutters, and residents to develop reuse plans for selected sites. Services may include public meetings to discuss Phase II results; design charrettes to create reuse scenarios; forums and workshops to prioritize reuse scenarios; redevelopment cost estimates; and remediation action plans based on specific reuse scenarios. The budget covers GPCOG staff time to organize charrettes, workshops, and forums and to provide input into research and recommendations (147 hours/grant x \$40.88/hour x 33% fringe). Travel (181 miles/grant x \$0.55/mile) covers mileage to potential cleanup sites, while supplies will consist of \$100 for copying and mailing of reports **Outputs:** 3 Reuse Plans at Hazardous Substance sites and three Reuse Plans at Petroleum sites.

Hazardous Substances Assessment Budget

	Task I	Task II	Task III	Task IV	Task V	Total
	Cooperative Agreement Oversight	Community Outreach	Phase I Assessments	Phase II Assessments	Remediation & Reuse Planning	
Personnel	\$3,000	\$6,000	\$6,000	\$6,000	\$6,000	\$27,000
Fringe Benefits	\$990	\$1,980	\$1,980	\$1,980	\$1,980	\$8,910
Travel	\$1,800	\$150	\$150	\$150	\$150	\$2,400
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$100	\$100	\$100	\$100	\$100	\$500
Contractual	\$2,190	\$8,000	\$16,000	\$110,000	\$25,000	\$161,190
Total	\$8,080	\$16,230	\$24,230	\$118,230	\$33,230	\$200,000

Petroleum Assessment Budget

	Task I	Task II	Task III	Task IV	Task V	Total
	Cooperative Agreement Oversight	Community Outreach	Phase I Assessments	Phase II Assessments	Remediation & Reuse Planning	
Personnel	\$3,000	\$6,000	\$6,000	\$6,000	\$6,000	\$27,000
Fringe Benefits	\$990	\$1,980	\$1,980	\$1,980	\$1,980	\$8,910
Travel	\$1,800	\$150	\$150	\$150	\$150	\$2,400
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$100	\$100	\$100	\$100	\$100	\$500
Contractual	\$2,190	\$8,000	\$16,000	\$110,000	\$25,000	\$161,190
Total	\$8,080	\$16,230	\$24,230	\$118,230	\$33,230	\$200,000

2.c. Ability to Leverage. Our assessment proposal will leverage \$281 million for projects located in our Brownfields target areas, as documented in Attachment E:

- \$200 million from CPB2 for redevelopment of the Portland Company Complex
- \$40 million from Maine Port Authority for expansion of International Marine Terminal
- \$20 million from Golden Eagle Railroad for reconstruction of Mountain Division rail line
- \$15 million from Avesta for affordable housing construction
- \$6 million from Hardy Pond Construction for redevelopment of the Mallison Falls Mill

Per EPA Region 1’s Priority, our assessment activities will also leverage our existing Brownfields funds as well as other State and Federal programs described below:

GPCOG Brownfields Area-Wide Planning Grant (AWP) – Planning in Portland’s East Bayside neighborhood is already underway. This process will create market demand for redevelopment.

GPCOG Brownfields-RLF: Target areas for GPCOG’s FY13 grant mirror this assessment application. Several deals stand ready to close, which will revolve funds back into the region.

GPCOG Gap Financing: Loans, which range in size from \$25,000 to \$250,000, can be used for working capital, equipment, land, and buildings. Since 1995, GPCOG has disbursed 76 loans worth \$5.1 million, leveraging \$44 million and the creation/retention of 1,600 jobs.

Tax Increment Financing (TIF): State enabling legislation allows municipalities to capture net new valuation associated with economic development. Thompson’s Point LLC, our FY09 client, executed a \$32 million TIF with Portland to support development costs at The Forefront, a \$100 million mixed use project on a former rail yard.

Economic Development Administration (EDA): Through participation in the GPCOG-Economic Development District, communities compete for public works grants that create jobs. In 2000, we assisted Portland with a \$1.5 million EDA grant for Bayside, which leveraged \$67 million, and in 2012, with a \$1.5 million EDA grant for Thompson’s Point.

CDBG: Cumberland County receives an annual HUD allocation of \$3 million for housing and community development. Brownfields projects include \$350,000 for streetscape improvements in Gray Village, an FY09 project; \$20,000 to develop a master plan for Monument Square in Gray, an FY09 project; and \$13,000 to conduct a buildout analysis of the Mountain Division corridor, an FY11 reuse planning activity. Portland also receives \$1.8 million annually.

Coastal Enterprises Inc. (CEI): One of the nation’s premier rural Community Development Corporations, CEI offers a dedicated loan fund for both agriculture and fisheries. These funds can provide up to \$500,000 to help a food manufacturer retrofit a Brownfields site.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a.i. Community Involvement Plan. To sustain continuous interest in the Brownfields program, GPCOG will host a biannual public workshop for municipal officials, community leaders, residents, developers, real estate brokers, and other interested parties. Many of these parties already participate in our Economic Development District planning process, which sustains 6-8 action teams. Our primary vehicle for site selection, the workshop covers Brownfields 101 plus local success stories through guest speakers and/or site visits. To facilitate community involvement in specific sites, GPCOG will employ the techniques below as part of Task V, Remediation & Reuse Planning. This suite of activities will be offered up to neighborhoods associated with 3-6 Phase II sites for a total of 15-20 meetings. To market events, we will work with the community organizations described in Section 3.a.ii.

- **Open Houses:** All day event on-site that offers residents an informal way to learn about a project via walking tours, maps, and presentations.
- **Charrettes:** Events to engage the public in an intensive session with architects and engineers to reimagine a site, e.g., uses, streetscapes, improvements.
- **Public forum:** Two-hour events held to offer residents a formal opportunity to learn about “big picture” findings, priorities, and recommendations and make public comment.

A recent project illustrates how GPCOG has engaged the community. In 2012, the City appointed a task force to develop reuse options for the Nathan Clifford School, which was chaired by GPCOG’s Brownfields coordinator. Over a two-month period, four meetings were held, including a public forum where participants used electronic polling to rank 38 different reuse scenarios. Recommendations were unanimously accepted by the Portland City Council. From January to September 2013, the City funded an assessment of the building’s conditions, selected a developer, and submitted a successful nomination to the National Register of Historic Places. Following a Phase I funded by GPCOG’s Brownfields program, the historic school has been completely renovated with 20 market rate apartments that are fully occupied. The project, which preserved such historic features as chalkboards, murals, fireplaces, and coatrooms, was the

first large project since the 1950s that did not result in government subsidy, tax break, zoning waiver, or litigation.

3.a.ii. Communicating Progress. As the region’s planning agency, GPCOG implements many communication strategies to reach the public. All are used to support the Brownfields program:

- E-Bulletin is a monthly blast to a mailing list of 600+ parties.
- Executive Committee meets eight times a year to discuss the organization’s projects.
- Website provides members and the public an informal way to learn about projects.
- Annual Report provides a statistical snapshot of the year’s accomplishments.

At the local level, we will rely on municipal staff to “get the word out” through these strategies:

- Local newspapers write articles to highlight assessment sites.
- Municipal website offers links to meeting notices, agendas, minutes, and documents.
- Municipal blast via postcard or email notifies abutters and other parties of meetings.
- Cable TV provides live and on-demand coverage of events associated with projects.

GPCOG will provide accommodations for persons with disabilities or limited English.

3.b.i. State Environmental Authority. GPCOG enjoys an excellent working relationship with the Maine DEP, our partner in every phase of the Brownfields program. Sites enrolled in the GPCOG Brownfields program are required to enroll in the State’s Voluntary Response Action Program (VRAP), which promotes the investigation, remediation and redevelopment of sites by offering property owners liability assurance protections from state enforcement actions. When cleanup is pursued, DEP staff provides review, comment, and oversight on cleanup decisions. Participation in VRAP also facilitates the establishment of activity and use limitations in accordance with Maine’s Uniform Environmental Covenants Act, including the long term monitoring of contaminants, maintenance imposed on future property owners, and institutional controls to document and enforce covenants. Outside the structure of VRAP, DEP has provided guidance in our QEP selection process, made presentations at Brownfields workshops, and participated in windshield surveys and site visits.

3.b.ii. Other Governmental Partnerships. No site can move forward without EPA’s involvement. EPA staff have served on our advisory committee, reviewed RFP, RFQ, and contract documents, and participated in our QEP selection process. Quarterly visits have provided us with valuable feedback on our planning process and schedule. EPA staff have also reviewed and approved eligibility requests and technical reports. We look forward to continuing this positive relationship throughout our program.

We will engage additional Federal agencies that provide guidance on initiatives of national importance: as the lead partner for the Sustainable Communities grant, **HUD** remains interested in our implementation activities for Sustain Southern Maine; as the IMCP coordinator, **U.S. Department of Commerce** is highly interested in investing in infrastructure that supports the region’s food system; and **U.S. Department of Agriculture** staff serve as our designated Federal IMCP liaison, helping us navigate opportunities to implement our \$93 million plan.

3.c.i. Community Organizations. Our diverse team includes 13 partners that represent public health, creative economy, green space, architecture, livability, and economic development:

- *Healthy Portland* will help us mitigate health risks among vulnerable populations.
- *Portland Society for Architecture* will connect us with design professionals for charrettes, forums and other visioning and planning activities.
- *Creative Portland Corporation* will engage the arts community in reimagining Brownfields sites to support the creative economy.
- *Neighborhood organizations* in Bayside and East Bayside will help us engage a diverse group of low-income and minority residents.
- *Portland Regional Chamber of Commerce* will help us reach out to the business and development community to attract private investment to Brownfields sites.
- *Sustain Southern Maine* will market the program regionwide and integrate sustainability into reuse planning activities.
- *Route 113 Corridor Committee* will identify sites along the Mountain Division.
- *Portland Trails* will help us incorporate green space into reuse planning proposals.
- *Economic Development Corporations* in Bridgton, Windham, Greater Portland, Portland, and Gray-New Gloucester will help developers navigate local redevelopment challenges.

GPCOG has been very successful in organizing volunteers. On July 21, 2004, we convened the Route 113 Corridor Committee for the first time. Participating towns range in size from 1,200 to 9,000 residents. In 2008, the group adopted an economic development strategy. Although there is no annual budget or dues, volunteers have championed several key initiatives, including the restoration of the Mountain Division rail line. Since 2007, the region has captured \$5.5 million in State bonds for acquisition and reconstruction of the rail line. The vision has already attracted the interest of manufacturers seeking to redevelop Brownfields sites next to the line and a development company raising \$20 million in private capital for track restoration.

3.c.ii. Letters of Commitment. Letters from 13 partners are included as Attachment E.

4.a.i. Health and/or Welfare Benefits. Our Brownfields program will help us achieve Sustain Southern Maine's goal of reducing *social and economic disparities for low-income, minority communities, and other disadvantaged populations in the region*. Over 50% of the county's minority population lives in Portland, a refugee resettlement area. The highest concentration, 49.5%, is in Bayside. The GPCOG Brownfields program will not just reduce lead soil contamination, but help residents access livable wage jobs. In 1996, EPA awarded Portland a Brownfields Pilot grant. Over the last decade, the resultant master plan has attracted 1,500 jobs, \$67 million in private investment, 200 housing units, 1.3 million square feet of office and retail, and a 1.5 mile rail-trail. There is still more work to be done. Up to 20 additional acres will be assessed and redeveloped under our program. By directing resources to this target area, we will improve health outcomes while creating jobs within walking distance of the state's most diverse neighborhood. Access to jobs will lead to short-term outcomes such as elimination of blight and reduction in crime. Long-term outcomes include healthier children with a lower incidence of lead poisoning and asthma; increased safety for sensitive populations, such as pregnant women, who will be relieved of impacts from PAHs, chlorinated solvents and mercury; and healthier residents, who will benefit from reduced toxicity associated with contaminated air, soil and water. Further inland, assessment resources will help us redevelop manufacturing and petroleum sites along the Mountain Division and Rural Places. These new investments will eliminate blight, reduce crime, build housing, and create long-term stable employment opportunities.

4.a.ii. Environmental Benefits. Suburbanization fueled by automobile dependence is the primary driver of non-point source pollution, the greatest threat to the region's water quality. Smart Growth reduces automobile dependence by concentrating development to compact areas so that jobs, stores and services are within walking distance of homes. The redevelopment of Thompson's Point, a 28-acre rail yard on the Mountain Division, provides an example. An FY11 Assessment client, Thompson's Point LLC is transforming this site into a gateway destination featuring convention space, commercial offices, hotel, and college, all to be certified LEED Silver. Beyond economic benefits, the project is maximizing infrastructure. Thompson's Point houses the Portland Transportation Center, which offers both rail and bus service to Boston and the Maine coast. In the future, a public dock will offer ferry service to downtown Portland as well as the Portland International Jetport. Compact development will enable residents and visitors to arrive for events without cars, reducing emissions, vehicle miles traveled, and stormwater runoff, which ultimately impact water quality.

4.b.i. Planning, Policies, and Other Tools. Through SSM, we piloted a planning process in 11 communities to help residents visualize the density essential for Smart Growth. Density is the singular concept that has stymied infill and redevelopment, leading to spot zoning, lawsuits, and referendums. As a consequence, the region has witnessed a scattered pattern of development that consumes forest and farmland, resulting in a decrease in air and water quality. Services included a stakeholder meeting to elicit buy-in from key property owners; day-long open house to kick-off the planning process; design charrette to identify specific locations for future growth; and a public workshop to review design solutions, including a site plan, street grid, and street view of future growth. This basic scope was successfully implemented in four Brownfields target areas, generating additional tools, including a 2030 District, form-based code, historic district, and project-based economic impact analysis. Overall, the pilot fostered a predictable and transparent planning process essential for private investment. We will replicate this toolbox in additional centers once Brownfields sites are enrolled in the program. Through SSM, we also developed 23 regional action plans for transportation, land use, housing, energy, climate change, and open space. These include concrete tools for municipalities, such as the Sea Level Rise Vulnerability Assessment, which highlights public facilities and infrastructure at risk under different scenarios. In addition, GPCOG coordinates Maine Clean Communities, which promotes the use of such alternative and renewable energy as solar, biodiesel, biomass, geothermal and wind power. This expertise will help us incorporate energy efficiency into Brownfields redevelopment plans.

4.b.ii. Integrating Livability Principles. Addressing brownfields sites along Portland Harbor and the Mountain Division rail line will increase the region's economic competitiveness, one of the six Livability Principles. As documented in letters of leverage, \$60 million will be invested in green transportation facilities over the next year, providing shippers of food, energy, and wood products with affordable access to domestic and global markets. Our proposal also reflects two additional principles, (4) Supporting Existing Communities and (5) Coordinate Policies and Leverage Investment. For example, our AWP is leveraging \$45 million in public and private investment in East Bayside, including affordable and market-rate housing, new sidewalks and greenways, and stormwater infrastructure. Based on typical project size, Brownfield assessment funds could leverage \$5 million to \$15 million in private investment per project. Combined with traditional financing, Brownfields funds are the difference that keeps an urban project viable.

4.c.i. Economic or Other Benefits. One of the nation’s 24 “Manufacturing Communities,” GPCOG will use the Brownfields program to implement a long-term vision to grow the region’s food manufacturing sector, including the start-up and scale-up of food enterprises. In Greater Portland, there are 150+ entrepreneurs looking to move out of their kitchens, basements and barns to an industrial space with high ceilings, floor drains, and loading docks. While large buildings languish, there is a robust market for spaces of 1,000-2,000 square feet for microenterprises of 1-4 employees. Through our Brownfields program, we hope to catalyze property owners to retrofit space to support the local food system, including an incubator that leases space to start-ups and a food hub that aggregates product from small farms. According to the University of Maine, one food maker generates an additional 1.2 jobs in the economy. These efforts, plus expansion of established food businesses, will help us reach our IMCP goal of 2,500 new jobs with a direct impact of \$400 million. With FY16 Assessment funds, we hope to invest in 2-3 projects for 8-10 microenterprises, generating 88 direct and indirect jobs.

4.b.ii. Job Creation Potential: Partnerships with Workforce Development Programs. There are no Brownfields Job Training grantees in Maine, but we will apply for an FY16 grant. Our program, Green Jobs for Casco Bay, will create career pathways for low-income residents to design, install, and maintain green infrastructure that addresses the region’s environmental priorities around stormwater management, climate change, and urban farming. This concept emerged directly from our AWP stakeholders. Under the IMCP initiative, we also convene a Workforce Action Team with representatives from Southern Maine Community College, University of Southern Maine, Adult Education, and the Local Workforce Investment Board. This team has worked with employers to develop short-term industry certification programs in precision manufacturing, information technology, and hospitality that are free to both incumbent and unemployed workers. In addition, the team has partnered with the New Mainers Resource Center to offer certification for immigrants with a Bachelor’s degree from their home country.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Programmatic Capability. Founded in 1969, GPCOG is a not for profit, 501(c)(1) agency owned and governed by member communities who join on a voluntary basis. Our annual budget is funded through a combination of member dues, service fees, and State and Federal grants. Through a professional staff of 20, GPCOG offers programs and services in Transportation, Land Use and Energy Planning, Economic and Community Development, GIS/Mapping, and Cooperative Purchasing. Our Brownfields program will be managed by a solid team with experience in leadership, planning, finance, and economic development.

Neal Allen will continue to provide strategic direction for the GPCOG Brownfields Program. Executive Director since 1998, Neal has held leadership positions at the local, regional and state level, including service as Portland’s Assistant City Manager and Executive Director of two solid waste agencies. A veteran of the U.S. Coast Guard, Neal earned a Master in Public Administration from the University of Hartford and a Bachelor of Arts from Hartwick College.

Caroline Paras will continue to manage the Brownfields program. As GPCOG’s Economic and Community Planner, she has provided research, analysis, plan and policy development, public outreach, and grantwriting services since 2002. Caroline earned a Master in American Studies from the University of Southern Maine and a double major in Political Science and Communications from the University of California, San Diego,

Since 1991, **Ann Thompson** has served as GPCOG's Finance Director, managing the agency's state and Federal grants and loan programs. She graduated from the University of Denver with degrees in Economics and Political Science and earned her MBA at George Mason University.

In the past five years, we have successfully managed over \$12 million in Federal funds. Through this experience, we have developed formal procedures in accordance with Federal program and financial management systems. Outside of staff, we will competitively procure the services of two or more QEPs to conduct assessment activities. Under our FY09 and FY11 Assessment grants, we successfully executed Federal protocols, drawing six and nine bidders, respectively.

5.b. Audit Findings. In 40+ years, GPCOG has never received an adverse audit finding.

5.c.i. Compliance with grant requirements. GPCOG has received \$1.8 million in EPA Brownfields grants. We have complied with all programmatic grant requirements, terms and conditions. Quarterly reports are submitted on time. All sites have been added to ACRES.

\$400,000 FY09 Brownfields Assessment Grant (closed): Our first grant was awarded under the American Recovery and Reinvestment Act with a requirement to spend one-third in 12 months' time. Not only did we meet this schedule, but we closed out our grant one year ahead of schedule with \$0 balance. Our closeout report was selected by EPA as a model for grantees.

\$400,000 FY11 Brownfields Assessment Grant (closed). Within the first quarter, all Hazardous funds were committed, forcing us to turn down requests for four years running. While action was slower on the Petroleum side, we pursued 27 projects in 13 communities. The grant was closed out with a \$2,000 balance when Phase II work was billed under budget.

\$800,000 FY13 Brownfields RLF Grant (open): All clean-up funds have been committed to three projects within our target areas along Portland Harbor and the Mountain Division rail line.

\$200,000 FY15 Brownfields Area-Wide Planning (open): Last fall, we hosted a dynamic kick-off to celebrate East Bayside's new food economy, featuring a documentary, self-guided foodie tours, book talk on the Great Fire, lead-safe urban gardening demos, and the EPA's mobile lab, which tested over 100 backyard samples.

5.c.ii. Accomplishments. Previous grants assessed a total of 263.45 acres: 16 Phase I ESAs, 13 Phase II ESAs, and 8 Reuse Plans. So far, \$18 million has been leveraged for redevelopment.

- **Sensata Plant, Standish** (complete): \$1,000,000 redevelopment of 100,000-square foot manufacturing plant into a local foundry, with additional space for small manufacturers.
- **Thompson's Point, Portland** (underway): \$110 million redevelopment of 28-acre rail yard featuring Portland's first convention center and the nation's first circus college.
- **Nathan Clifford School, Portland** (complete): \$7 million redevelopment of historic school into 20 market-rate apartments.
- **Adams School Condos, Portland** (complete): \$5.5 million redevelopment of former hand grenade factory into 16 units of energy efficient townhomes for middle income families.
- **Mallison Falls Mill, Windham** (under review): \$6-\$10 million redevelopment of 1895 textile mill on the Mountain Division into 50-100 units of market and affordable housing.
- **Main Street Fire Station, Gray** (complete): Gray's first municipal office and fire station, this 2,500 square foot building enjoys new life as the home of the Gray Historical Society.

Attachment A

Letter from State Environmental Authority



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

AVERY T. DAY
ACTING COMMISSIONER

December 8, 2015

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

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Greater Portland Council of Governments ("GPCOG") plans to conduct site assessments and is applying for federal Brownfields grant funds.

Caroline Paras of GPCOG has developed applications requesting federal Brownfields Site Assessment Grant funding for hazardous materials and petroleum only Brownfields sites in the area the council serves (community wide).

If GPCOG 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
Caroline Paras, GPCOG

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 B

Documentation of Applicant Eligibility

- **Articles of Incorporation**
- **Certificate of Good Standing**

5375
State of Maine

Title 13, Chapter 81

Certificate of Organization of a Corporation, under ~~Chapter Fifty-four~~
of the Revised Statutes, and Amendments thereto.

The undersigned, officers of a corporation duly organized at 192 Middle Street
city
in the town of Portland, State of Maine, on the 15th day of
April A.D. 1969, hereby certify as follows:

The name of said corporation is The Council of Governments of the Greater Portland Region

The purposes of said corporation are.....

1. The Council of Governments of the Greater Portland Region is a voluntary organization of local governments whose purpose is to foster cooperative effort in considering problems, articulating policies and developing plans that involve more than one community. This organization desires to:
 - A. Serve as a mutual forum to identify, discuss, study, and bring into focus regional challenges and opportunities.
 - B. Provide organizational machinery to enable effective communication and coordination among governments and agencies.
 - C. Serve as a vehicle for the collection and exchange of information.
 - D. Maintain liaison with members, governmental units, and groups or organizations concerned with regional issues and opportunities.
 - E. Act as spokesman where membership directs that role.
2. To carry out the above purposes, the Council
 - A. May acquire funds and property and receive services by subscription, assessment, gift and grant from the Federal or State governments, or from any instrumentality of the same, from the governments of the Greater Portland Region, and from any private corporation, association or individual.
 - B. May hold, manage, invest, and reinvest the same and disburse the same for the above stated purposes and for any purpose connected with the promotion of good municipal government, the betterment of the public and the promotion of social welfare and may own, hold, buy, sell, lease, pledge, mortgage and acquire all kinds of property, real and personal, necessary or incidental to carrying on any of the above purposes.
3. In carrying out the above purposes, the Council shall act as an instrumentality of the local governments which are or become members thereof and shall exercise its powers only in accordance with the By-Laws adopted by its members.

579

Said corporation is located in the city of Portland County of Cumberland State of Maine.

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

President Dorothy I. Merrill

Vice-President Greta M. Brown

Secretary or Clerk Sidney W. Thaxter

Treasurer Esther L. Googins

Directors or Trustees Dorothy I. Merrill, Greta M. Brown, Nathelene F. Walker, Wilma M. Peterson, Clara P. Devine, Jacquelan T. Libby and Elizabeth F. Pond

Witness our hands this 15th day of April A.D. 1969

Dorothy I. Merrill President
Esther L. Googins Treasurer

<u>Dorothy I. Merrill</u>	Directors
<u>Greta M. Brown</u>	
<u>Nathelene F. Walker</u>	--or-- Trustees
<u>Wilma M. Peterson</u>	
<u>Clara P. Devine</u>	
<u>Jacquelan T. Libby</u>	
<u>Elizabeth F. Pond</u>	

680

STATE OF MAINE

Cumberland

ss.

April 15 A.D. 19 69

Then personally appeared the within named Dorothy I. Merrill, Greta M. Brown, Nathelene F. Walker, Wilma M. Peterson, Clara P. Devine, Jacquelan T. Libby and Elizabeth F. Pond and Esther L. Googins

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

Before me,

Seamus W. Taylor
Justice of the Peace

STATE OF MAINE

ATTORNEY GENERAL'S OFFICE April 17, A.D. 1969

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.

Robert G. Kelly
ASSISTANT ATTORNEY GENERAL

APR 18 1969

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1 H 54 P.M., and recorded in

BOOK 308-1 PAGE 678 *Edward R. Hoffman* Register

A TRUE COPY OF RECORD

Attest: *Edward R. Hoffman*

State of Maine



Department of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and of the records of organization, amendment, and dissolution of corporations and annual reports filed by the same.

I further certify that GREATER PORTLAND COUNCIL OF GOVERNMENTS, formerly THE COUNCIL OF GOVERNMENTS OF THE GREATER PORTLAND REGION, is a duly organized nonprofit corporation without capital stock under the laws of the State of Maine and that the date of incorporation is 04/22/1969.

I further certify that said nonprofit corporation has filed annual reports due to this Department, and that no action is now pending by or on behalf of the State of Maine to forfeit the charter and that according to the records in the Department of the Secretary of State, said nonprofit corporation is a legally existing corporation in good standing under the laws of the State of Maine at the present time.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed, given under my hand at Augusta, July 17, 1997.

A handwritten signature in black ink that reads "Dan Gwadnosky".

DAN GWADOSKY
Secretary of State



Authentication: 17335473

Attachment C

Threshold Criteria



December 18, 2015

Mr. Frank Gardner
Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

I am writing to affirm that GPCOG meets all of the threshold criteria set by the U.S. Environmental Protection Agency (EPA) for a Brownfields Assessment grant.

1. Applicant Eligibility

GPCOG is a Regional Council of Governments, an entity eligible to apply for a Brownfields Assessment grant. GPCOG was formed in 1969 according to Maine State Statutes (Title 30-A, Chapter 119, Sections 2301-2342). The Council also received its 501 (c) 1 designation in 1969. Articles of Incorporation and a State Certificate of Good Standing are included as documentation of our eligibility in Attachment C.

2. Letter from the State or Tribal Environmental Authority

Letter from the State or Tribal Environmental Authority. A letter from Nick Hodgkins at the Maine Department of Environmental Protection is included as attachment A.

3. Site Eligibility and Property Ownership Eligibility

GPCOG is submitting a community-wide assessment grant proposal and not a site specific proposal. Therefore this section is not applicable.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neal W. Allen". The signature is fluid and cursive, with a prominent "N" and "A".

Neal W. Allen
Executive Director

Attachment D

Leveraged Resources



December 15, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103
Dear Ms. Paras,

Avesta Housing is committed to providing quality affordable housing and preserving the existing stock of affordable multi-family housing in Maine. Avesta has made it a priority to invest in Maine's large stock of older affordable multi-family housing including developments regulated by USDA Rural Development, HUD and Maine State Housing.

Using a full spectrum of available financial resources, Avesta recognizes the opportunity to acquire and recapitalize these properties rather than see them lost from the pool of affordable housing. Further, we manage our resources responsibly, efficiently and sustainably.

Our redevelopment approach aligns well with the objectives and opportunities afforded by the U.S. Environmental Protection Agency's Brownfields Assessment program. We have utilized funding from the previous Greater Portland Council of Governments (GPCOG) assessment program to successfully redevelop the Adams School.

The Adams School redevelopment presented a unique opportunity to transform an underutilized brownfield site located in an otherwise vibrant and extremely active urban neighborhood and return it to the community in the form of affordable ownership housing, a public greenway and a playground. The project represents a model reuse of a decommissioned and vacant school site, a scenario playing out for aging schools across Maine and the country.

Through funding provided by GPCOG we were able to assess environmental conditions, which allowed us to plan and complete remediation, install features to prevent exposure to future residents, and create sixteen affordable ownership residences consisting of 8 two-bedroom homes and 8 three-bedroom homes. This project infused a much-needed product into the community in the form of low- to moderate-income ownership housing that will continue to help promote a mixed-income nature to the neighborhood.

Because of our past success with the Adams School and our continued goal to provide safe and affordable housing to the residents of Portland, Avesta is supporting GPCOG's grant application to the U.S. Environmental Protection Agency in order to continue their Brownfields program. If GPCOG is successful, the program could leverage \$5M to \$15M in private investment based on our typical project size.

We are hopeful that GPCOG is successful in continuing their Brownfields Assessment program and we look forward to utilizing this tool to create more valuable affordable housing projects in Greater Portland.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth Parker". The signature is fluid and cursive, with the first name "Seth" and last name "Parker" clearly distinguishable.

Seth Parker
Director of Real Estate Development
Avesta Housing

December 9, 2015

Neal Allen
Executive Director
Greater Portland Council of Governments (GPCOG)
970 Baxter Boulevard
Suite 201 (2nd Floor)
Portland, ME 04103

Dear Mr. Allen:

I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

Founded in 1977, Coastal Enterprises Inc. (CEI) is one of the nation's premier rural Community Development Corporations (CDCs) and Community Development Financial Institutions (CDFIs), specializing in rural business development and financing. We offer a dedicated loan fund for both agriculture and fisheries. These funds provide below market rate loans ranging in size from less than \$50,000 for microenterprises to \$500,000 for food manufacturers. These flexible funds can be used for working capital as well as fishing vessels, equipment, buildings and infrastructure.

Our loan programs have achieved significant results. On the fisheries side, we have made 230 loans totaling \$16.5 million, which created 2,120 full and part-time jobs. Our dedicated agriculture fund has made 295 direct investments totaling \$15 million, which created and/or retained 323 jobs.

CEI is a critical partner in the Greater Portland Sustainable Food Production Cluster, which was designated by the White House as one of 12 "Manufacturing Communities" across the country. Funds from our dedicated loan programs can be used to assist with the redevelopment of Brownfields sites throughout Maine in support of food production.

We wish you luck in your application for a Brownfields Assessment Grant.

Sincerely,



Hugh Cowperthwaite
Fisheries Project Director
CEI | Capital for Opportunity and Change
2 Portland Fish Pier, Suite 206
Portland Maine 04101-4633



December 15, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Dear Ms. Paras,

I am writing to support the application of the Greater Portland Council of Governments to the U.S. Environmental Protection Agency to continue their Brownfields Assessment Program.

As a manager of CPB2, LLC, I am tasked with redeveloping 58 Fore Street, which is one of the largest and most historically significant projects along Portland's waterfront. Our vision is to see this 10 acre property reach its full potential as a revitalized waterfront neighborhood with a vibrant and diverse mix of uses that encourage year-round enjoyment and engagement by the Portland community. Our desire is to open up the site to our neighbors, the residents of Portland, and the many visitors that Portland welcomes, so that it can be celebrated now and for generations to come.

This project will bring additional housing, economic stimulus and job growth to the City of Portland. However, based on a legacy of nearly 170 years of industrial use, the redevelopment site is affected by historically contaminated soil, potential contaminated soil vapor that could impact interior spaces, and regulated building materials such as asbestos and lead paint.

As a result of these added challenges to redevelopment, CPB2 would welcome the opportunity to discuss the use of Brownfields assessment funds to help quantify potential environmental issues. This type of financial assistance in the early development phase could help leverage over \$200,000,000 in private investment, just during construction. This project is also expected to contribute 1,400 construction jobs and \$68,000,000 in wages. This one time economic impact could be carried through in the long term to generate \$76,000,000 to the City's tax base, housing for nearly 400 people, \$38,000,000 in annual operating sales, and \$16,500,000 in wages for 325 full time workers.

This is a very important project and we look forward to redeveloping this site; improving the environment and contributing to the economy of Portland. Thank you for your consideration.

Sincerely,

James Brady
Manager, CPB2, LLC



Golden Eagle Rail & Transport
Corporation
716 Winding Hill Road
Attention: David Schwanke
Norridgewock, Maine 04957

Frank Gardner
Brownfield Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

Founded in 2013, the Golden Eagle Railway Corporation is a Maine-based start-up company dedicated to bringing back cost effective *rail* transportation to Northern New England. Since February, we have been working in partnership with GPCOG to reopen the Mountain Division rail line. Chartered in 1867, this line provided businesses with the shortest transportation route from the Atlantic Ocean to points west of Chicago. Freight service was discontinued in 1984. After meeting with dozens of shippers in three states, we are confident that there is enough volume from existing businesses to put us “in the black” within the first year of operation. These businesses include shippers of biomass, lumber, concrete, rebar, chemicals, propane, gas, produce, and bottled water.

Over the past 10 months, we have been working relentlessly to raise \$20 million in private capital to rebuild the Mountain Division rail line. Sources include foreign direct investment, tax credits, corporate sponsorship, equity, and debt financing. We expect to have our financing locked down by early next year so that we can rebuild the line in 2015. Through the reconstruction of the Mountain Division, we will provide businesses with access to new markets by air, ship, barge, and rail. Once the line is up and running, we know that there will be a healthy market demand for the acres of idle industrial land along the line known as the Brownfield sites.

David Schwanke 207-634-2319 dschwanke@tds.net
Phillip Warren 207-313-6607 phil@photographer.net
Deborah Murphy 850-524-5503 netrains@yahoo.com

Having traveled the Mountain Division corridor through Maine, New Hampshire, and Vermont, I know firsthand the economic opportunity this enormous investment will bring to the region, including jobs, wages, and property taxes plus a sense of community pride, place and identity. We are excited that our project will serve as a catalyst to redevelop Brownfield sites throughout the corridor.

Thank you for your consideration.

Sincerely,

David Schwanke

David Schwanke
Chief Executive Officer

If you would like to be added to our mailing list, please email your information to netrains@yahoo.com. Additional contact information is listed below.

Sincerely,

Golden Eagle Railway Corporation

The Golden Eagle Railway Corporation:

David Schwanke: President and Director of Finance & COO
Phillip Warren: A.I.I.P., C.L.T . VP of Engineering and Restoration
Deborah Murphy: VP of Rail Operations

David Schwanke 207-634-2319 dschwanke@tds.net
Phillip Warren 207-313-6607 phil@photographer.net
Deborah Murphy 850-524-5503 netrains@yahoo.com



HARDYPOND CONSTRUCTION

7 TEE DRIVE
PORTLAND, ME 04103
(207) 797-6066
FAX (207) 797-8986
info@hardypond.com

Frank Gardner
Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

Established in 1990, Hardypond Construction is a full service construction management firm and general contractor. We have completed multimillion dollar projects ranging from new commercial construction to complex historical restorations.

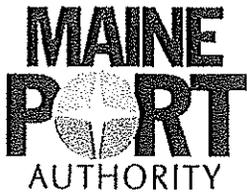
Since February, we have been under option to purchase the Mallison Falls Mill in South Windham, located about 10 miles from Portland on the Mountain Division rail line. Approved by the Maine Department of Environmental Protection as a Petroleum site, this project has already accessed GPCOG's Brownfields program for a Phase I Assessment. In the near future, we hope to tap the program again for a Phase II Assessment.

Our overall vision calls for the renovation of the mill into 49 apartment units, a project worth \$6 million. We are currently seeking the nomination of the mill to the National Register of Historic Places. Over the past two centuries, the complex, which includes 55,000 square foot in four buildings constructed between 1898-1892, has been used to manufacture textiles and metal products. For the last 20 years, however, it has been used primarily for storage. The development of housing would provide a much needed boost to South Windham, which has been hit with hard times since the closure of all of the village's historic manufacturing plants that once made textiles, paper, gunpowder, and metal products. One of these, the Keady Mill, was added to the Superfund list earlier this year.

Thank you for your consideration.

Sincerely,

Bob Gaudreau
President



16 State House Station
Augusta, Maine 04333-0016

Tel: 207.624.3564
Fax: 207.624.3251

email: john.h.henshaw@maine.gov
www.maineports.com

Frank Gardner
Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

The mission of the Maine Port Authority is to stimulate commerce through the development of marine and rail facilities that facilitate the movement of people and goods. Ultimately, these public and private investments help Maine businesses access new markets, which improves their global competitiveness.

The Port of Portland is one of the state's greatest economic assets. Over the last decade, we have been working to expand the operational capacity of the International Marine Terminal (IMT) on the Portland waterfront. Two years ago, we attracted Eimskip, a logistics company from Iceland, to make Portland its U.S. headquarters. As a result, the IMT now offers refrigerated container service to Europe for the first time since 1980.

We are currently in the midst of a \$10 million expansion that will double the physical footprint of the terminal onto an adjacent Brownfields site that once housed a coal gasification plant. This expansion will connect the terminal with the national rail system, improve circulation and security within the port, and increase the terminal's throughput. It will also set the stage for the construction of a \$30 million cold storage facility to support Maine food exports.

The port's expansion is a critical component of our shared vision for the Greater Portland Sustainable Food Production Cluster. We are a partner in this initiative, which was designated by the White House as one of 12 "Manufacturing Communities" across the country. By helping Maine businesses access global markets, this project will serve as a catalyst to redevelop other Brownfields sites throughout the region in support of food production.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JHenshaw", with a stylized flourish at the end.

John H. Henshaw
Executive Director

Attachment E

Letters of Support



BAYSIDE NEIGHBORHOOD ASSOCIATION

PO Box 11563 Portland, Maine 04104 BNAPortland@gmail.com

December 4, 2015

Ms Caroline Paras
Community and Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, suite 201
Portland, Maine 04103

Dear Ms Paras

The Bayside Neighborhood Association is pleased to express its support for GPCOG's application for a Brownfields Assessment grant. Our neighborhood has benefited from Brownfields funding for almost twenty years. We understand the importance of this funding source.

Older cities such as Portland as largely built on filled land. Knowing what has gone on in the past presents a great opportunity to plan for the future.

Sincerely,

Steve Hirshon, President, Bayside Neighborhood Association



Frank Gardner
Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Subject: GPCOG – Brownfield Assessment Grant

Dear Mr. Gardner:

On behalf of the Bridgton Economic Development Corporation (BEDC), I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

The BEDC is a private non-profit 501(c)3 corporation established in 2010 with a mission to encourage, stimulate and advance sustainable local economic development, expansion and diversification within the Town of Bridgton, Maine. In the long run this mission is expected to create a larger tax base, foster community reinvestment, support the retention and expansion of existing businesses, attract sustainable and innovative enterprises, reduce unemployment, and promote social welfare for the benefit of all residents of the area served by the Corporation.

One of BEDC's focus projects is the clean-up and re-use of the now vacant Memorial School, a Brownfield property in the center of Bridgton, Maine. As a non-profit organization the BEDC could be the 3rd party qualified to receive the Memorial School from the town and to oversee the Brownfield Clean-up of the site. Subsequent re-use of this property would significantly contribute to the revitalization of this important section of our core business district.

The Greater Portland Council of Governments (GPCOG) has invested funds and staff time to assist us in defining Phases I and II of the Remediation of the site. It has also provided valuable professional assistance on visioning sessions for possible re-development scenarios. Among the potential uses we envision for the property is as an incubator site to encourage professional and industrial growth within the town. As a consequence the Town of Bridgton has a strong partnership with GPCOG.

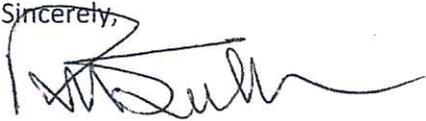
Mailing Address: PO Box 130
Bridgton, ME 04009

Web Address: www.BridgtonEDC.com

To help GPCOG address other possible Brownfield sites in our community, we are willing to help identify and recruit property owners, residents, abutters and developers to participate in one-on-one meetings and/or public workshops that advance redevelopment.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Skip Sullivan", written over a horizontal line.

PM Skip Sullivan

President

Bridgton Economic Development Corporation

cc: Bernard King - President - Bridgton Select Board
Robert Peabody, Jr. - Town Manager – Bridgton, ME
Anne Krieg, AICP – Director of Planning, Economic & Community Development,
Bridgton, ME

CREATIVE PORTLAND^{ME}

December 15, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Dear Caroline:

As you know, Creative Portland was founded by the City of Portland in 2008 as a nonprofit organization that leverages, grows, and sustains Portland's creative industries, enterprises, and workforce. As the City's official local arts agency, we also pay particular attention to supporting the artists and cultural institutions that are central to Portland's identity and economy.

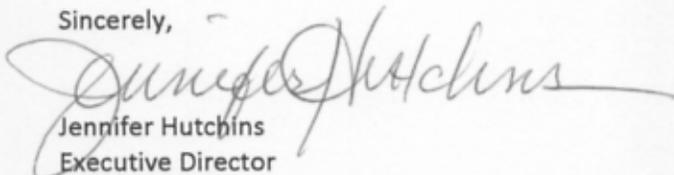
In 2010, highlighting the critical need for a skilled workforce to sustain a prosperous economy, we set out to attract 10,000 creative-minded people in 10 years. Creative Portland strives to attract people who value our creative community and support the artists and creative entrepreneurs who already live here. Some of our key projects include:

- Creative Portland promotes Portland as an ideal place to live and work on the website **LiveWorkPortland.org**. While Maine is universally recognized as tourist destination, we want people to consider Portland a great place to start a business, pursue a career, retire, or raise a family. So we are connecting members of Portland's broad creative community to one another and to like-minded people in other cities who may consider moving here.
- In January 2011, we launched the **2 Degrees Portland** network to encourage people to find out what it's like to live and work in Portland, Maine and to dispel any discouraging myths about Maine's rural, isolated identity. Today, over 25 people each month contact us from all over the world asking to connect with a Portlander. We hold six events each year to introduce people across industries and interests and encouragement their engagement with the Portland creative community.

We are an organization active in the community and truly value the benefits that remediated brownfield sites can bring, including the possibilities for artist live/work space, affordable housing, revitalized areas and job creation. Should GPCOG be awarded an EPA Brownfields Assessment Grant, we are willing to communicate with the broad creative community about its value. In addition, we can post outreach material on our website and via email and assist GPCOG in ensuring that the site finds its highest and best use for the community.

We hope that GPCOG is successful in your application for an EPA Brownfields Assessment Grant!

Sincerely,



Jennifer Hutchins
Executive Director



Frank Gardner
Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

The mission of the Gray-New Gloucester Development Corporation is to encourage and foster economic growth and development in the communities of both Gray and New Gloucester. Our board is comprised of professionals from both communities whose backgrounds and areas of expertise includes real estate, architecture, accounting, planning and land use management, marketing, small business development as well as community leadership positions. Among the most important of our activities is to assist and support local government and its vision and directives as it pertains to developing and maintaining the necessary infrastructure for controlled business development and growth. Our efforts with the Town of New Gloucester in this project are key as we continue in a private / public collaboration process that will eventually help transform a valuable area of town into tangible economic activities.

The Upper Village is one of New Gloucester's historic business and residential districts. Over the years, due to gasoline station Underground Storage Tank (UST) failures, and the location of the old municipal public works garage, the heart of this area has become a Brownfield. The community has recently made strides to address contaminated groundwater and blighted conditions by constructing a new public water system. The Gray New Gloucester Development Corporation is assisting with the redevelopment planning for this area, which includes re-location of the public works garage facility. Successful redevelopment of this site will be dependent on the assessment and clean-up of the public works garage property.

To help address redevelopment of this site, we look forward to working with GPCOG and the Town of New Gloucester to identify and recruit property owners, residents, abutters and developers to participate in meetings and/or public workshops.

Thank you for your consideration.

Sincerely,

Leo Credit
President

PO Box 843, Gray, Maine 04039
P. 207-657-2033
E. info@gngdc.com

Portland, Maine



Yes. Life's good here.

Portland Development Corporation
Barry Sheff, President

Frank Gardner, Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

As President of the Portland Development Corporation (PDC), I am writing to support the application of the Greater Portland Council of Governments (GPCOG) to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

Established in 1990, the PDC provides a continuum of financial assistance, both loans and grants, to businesses and industries throughout Portland and works to institute economic development programs in Portland to ensure compliance with the City's goals, objectives, and requirements, including programs to assist with Brownfields sites. With limited funding for such Brownfields redevelopment assistance, the PDC Board stands ready and able to help GPCOG identify potential Brownfields sites that might take advantage of the Brownfields Assessment Grant program. It is also anticipated that the PDC loan/grant fund programs could provide additional assistance to support Portland Brownfield projects funded through a GPCOG Brownfield Grant Assessment program.

Thank you for your consideration.

Sincerely,

Barry Sheff
Board President/PDC

December 11, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103



Dear Ms. Paras,

Healthy Portland is a community coalition based out of the City of Portland's Health and Human Service Department, Public Health Division. We work to improve the health of our city by promoting healthy, active ways of life. Our coalition is made up of folks from schools, businesses, worksites, media, public policy makers, community groups and residents. We all work together to make it easier for people living and working in Portland to eat healthy, be physically active and live their lives tobacco-free.

A big piece of the work that we do at Healthy Portland is to work toward the health and well-being of the community through a representative collaborative of Portland residents, their families, schools, employers, health care, social services and policy makers and with a primary focus on supporting tobacco-free lifestyles, promoting physical activity and encouraging healthy eating.

East Bayside is one of Maine's most diverse census tracts and the land in this area is at risk from high lead levels, a legacy of historic industry and fill. In order for projects to be successful and realize the potential impact of agriculture in a culturally rich, economically challenged urban area, we must be able to assess and address our environmental challenges. For this reason, I am writing to support the City's application to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant on behalf of Healthy Portland.

We commit to support GPCOG's Brownfields program by talking with our community and project partners about the Brownfields Assessment program. We are willing to continue to work with GPCOG to talk about potential health issues and practical ways to mitigate risk, track and provide environmental and human health related data, post community outreach material on our website and through our email list, and offer input in the cleanup/reuse planning process. We offer you our full support and encouragement as you apply for the EPA Brownfields Assessment Grant.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen Dow", written in a cursive style.

Kristen Dow
Program Coordinator
Healthy Portland



December 15, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Dear Ms. Paras,

As you know, earlier this year, the City of Portland was one of 20 communities selected to receive a national grant to conduct a long-term planning effort for East Bayside and GPCOG was selected by the EPA for a \$200,000 Brownfields Area-Wide Planning grant.

The East Bayside neighborhood is located between Interstate 295, Franklin Street, Congress Street and Washington Avenue. We are an ethnically diverse, low income neighborhood. East Bayside is in the midst of a transformation from a neighborhood built on a contaminated landfill to serving as a commercial, manufacturing, and cultural center for Portland. Our future is exciting and promising. Over the past few years, we have become home to a number of new businesses such as Coffee by Design, Maine Craft Distilling, Rising Tide Brewing, and Urban Farm Fermentory, and momentum is building.

However, much of the land in East Bayside must be remediated before it can be redeveloped and this transformation can be complete. It is estimated by the City that 17% (22 acres) of East Bayside's 130 acres could be contaminated Brownfield sites and additional work is needed in order to leverage an estimated \$45 million in public and private investment that is planned for housing and infrastructure projects in our neighborhood.

Established in 2007, the East Bayside Neighborhood Organization is focused on creating and maintaining a safe neighborhood, ensuring that East Bayside is represented in city issues and creating a sense of community while preserving and respecting our diversity.

We recognize that an active Brownfields assessment program will be crucial to continued investment, environmental remediation, and redevelopment in our community. Further we understand that these assessment funds must be available in order to fully leverage EPA's contribution to our neighborhood via the Area-Wide Planning grant. For these reasons, we wish to support GPCOG in their application for an EPA Brownfields Assessment Grant.

We are very pleased to see linkage to the Livability Principles and Sustainable and Equitable development guidance included in EPA's evaluations for this grant application. As neighborhood residents, who will be primarily impacted by the development outcomes of this grant, we will work to ensure these principles bear fruit in our neighborhood.

Should GPCOG receive an Assessment Grant, our organization will participate by helping to educate neighborhood residents and businesses about brownfields issues, in general, and this grant and program, in particular; organizing meetings; and using social media for additional outreach.

We wish you luck in your application and are eager to hear of the results.

Sincerely,

EBNO Board Members

Melissa Hoskins, President

Abby King, Vice President

Dan Black, Treasurer

Isa Rathband, Secretary

Ellen Bailey, At-Large

Cynthia Cochran, At-Large

Maeve Mcinnis, At-Large



December 3, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Dear Ms. Paras,

The Portland Regional Chamber of Commerce supports the growth and success of our members by providing high-value services and opportunities and promoting regional prosperity. Through our staff's work, our volunteer boards, and strategic partnerships throughout the region, we encourage individual, community and business growth by offering valuable networking, advocacy, and educational opportunities as well as other benefits. Partnering with the communities of South Portland, Cape Elizabeth, Falmouth, Cumberland, Scarborough, Portland, Westbrook and Gorham, it is our goal to help each member business build its bottom line through our network and resources.

In November 2015, the Chamber posted a blog about affordable housing on our website. For several years, the Portland Community Chamber of Commerce has issued a warning about housing costs in the City and region in our Economic ScoreCard. We need to attract the workers who are essential for economic growth – affordable middle class housing is at the top of that list. Remediating brownfields sites can revive underused areas for both job creation and housing opportunity.

The Portland Regional Chamber of Commerce is willing to communicate with our members, residents and businesses about the value of brownfield reuse. We have numerous programming opportunities to spread the word throughout the region about the importance of brownfield redevelopment. In addition, we can post outreach material on our website and via email and offer to provide our professional assistance to developers who are interested in these sites for commercial purposes and/or align them with others in our network.

Good luck with your application for an EPA Brownfields Assessment Grant – we hope it is successful.

A handwritten signature in black ink, appearing to read "C. Hall", is positioned above the typed name of the sender.

Christopher Hall
CEO
Portland Regional Chamber of Commerce



Board of Directors

Alan Kuniholm AIA LEED AP BD+C

President

Graham Vickers AIA

Vice President

Scott Tompkins

Secretary

Sasha R. Salzberg

Treasurer

Carole Merrill

Executive Director

Allison Barton

Constance Bloomfield MCP RA

Ron Conterio, LEED AP

Patrick S. Costin AIA LEED AP BD+C

Harry W. Hepburn AIA LEED AP

Judith Schneider

Lynn Shaffer, RA

Scott Simons AIA

Nathan H. Smith, Esq.

Paul S. Stevens AIA

Jesse Thompson AIA LEED AP CPHC

Jaclyn Vassallo

Adam Wallace

Portland Society for Architecture

PO BOX 5321

Portland, Maine 04101

www.portlandarchitects.org

December 3, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Dear Ms. Paras,

The Portland Society for Architecture (PSA) is a non-profit membership organization founded in 2006 to promote the progress and economic development of Greater Portland by encouraging innovation and vision in design and planning. One of our main goals is to help Portland build better because sustainable, responsible and creative growth is the lifeblood of this fantastic City. Recent issues that we have tackled in the City include housing, historic preservation, streets, climate change and zoning. We aim to support our goals by:

- Presenting programs and public events that enable Portland's citizens to make informed decisions about the future of our City,
- Elevating the quality of public engagement,
- Maintaining an optimistic and progressive approach toward civic engagement, and
- Engaging our creative community to make Portland a destination - a place where people choose to live.

We are committed to supporting GPCOG's Brownfields program by communicating with our members about the Brownfields Assessment program. We can also consider hosting design charrettes and offering technical assistance from our numerous architects, engineers, lawyers, real estate professionals, construction management, and other professional members. We offer you our full support, encouragement and hope as you apply for the EPA Brownfields Assessment Grant. We are excited to work with you and the City of Portland on this and many other important initiatives.

Sincerely,

Carole Merrill
Executive Director
Portland Society for Architecture



December 10, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Dear Ms. Paras,

Connecting the Back Cove Trail and Eastern Promenade is the Bayside Trail, which is the result of a collaborative effort that took over a decade. The City of Portland, Portland Trails, the Trust for Public Land, the Bayside Neighborhood Association and East Bayside Neighborhood Organization (among others) worked with stakeholders to develop this heavily used trail that will one day cross Forest Avenue to Deering Oaks Park and beyond to the Transportation Center. The current trail follows a former rail line, is one mile in length and traverses the heart of revitalized industrial and residential neighborhoods in Bayside and East Bayside. The trail includes benches, water fountains, pocket gardens, public gathering areas and trail markers.

I mention this project specifically, because in the past, the area of Portland where this trail is located served mainly industrial purposes. Today, Bayside is in the midst of a transformation for both commercial and residential uses – many of which were former brownfield sites. The Bayside Trail serves as a transportation spine for the neighborhoods. Additional resources are needed to investigate and resolve potential environmental issues such as urban fill, asbestos in the neighborhoods.

Portland Trails is a non-profit urban land trust in Portland focused on transforming the City and surrounding area into a healthier community for people-powered transportation, conservation and recreation by creating and maintaining a network of trails and green spaces that connect people with places.

We support GPCOG's EPA Brownfields Assessment Grant application and if successful, will communicate with our supporters, members and partners about the program. We look forward to hearing the outcome of your application.

Sincerely,

Kara Wooldrik
Executive Director

Officers

Rob Levin, President
Wendy Suehrstedt, Vice President
Matt Bahl, Treasurer
Rachael Alford, Secretary
Andy Abrams, President Emeritus

Trustees

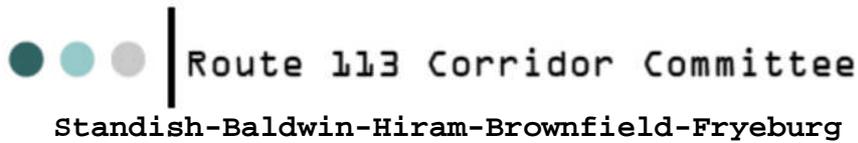
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Caroline Paras
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, Maine 04103

Dear Caroline:

As Chair of the Route 113 Corridor Committee, I am writing to support the application of the Greater Portland Council of Governments to the U.S. Environmental Protection Agency to develop their Brownfields program.

Established in 2004, the Route 113 Corridor Committee is comprised of municipal, business and community leaders appointed from the Towns of Standish, Baldwin, Hiram, Brownfield and Fryeburg. For over 100 years, the Mountain Division rail line connected the Saco River Valley with Portland and the Midwest. Our factories produced grain, food, textiles, leather, metal, and wood products, which in turn supported schools, post offices, libraries, and general stores. The abandonment of the railroad, coupled with the Great Fire of 1947, devastated the Saco River Valley. Left behind is a trail of Brownfields sites - 700 acres of vacant and underutilized land that once housed factories, saw mills, rail yards, landfills, and fuel depots.

But we have not given up. Our towns have been meeting on a bimonthly basis to identify ways to improve the region's economy. In 2008, we adopted an economic development strategy that calls for championing the restoration of rail service on the Mountain Division. Over the last ten years, we have hosted several forums and events on the Mountain Division attended by hundreds of residents, business leaders, and policy makers. As a result of this vision, many of our sons and daughters have returned home to plan new enterprises that will export value added natural resources to the rest of the world via the rail line.

We are committed to supporting the GPCOG's Brownfields program in a number of ways:

- Work with the Maine Department of Transportation, Maine Legislature, and prospective operators to secure State and Federal funds to rebuild the railroad, which will stimulate market demand for Brownfields sites along the line.
- Continue to work with developers and property owners to develop viable businesses that will locate on Brownfields sites adjacent to the line.

The Maine Municipal Association Legislative Policy Committee, made up of municipal officers from throughout the State of Maine, of which I am a member, has identified infrastructure as one of their highest priorities and will be sponsoring a bill for consideration by the Maine State Legislature this coming session containing \$12.5 million for restoration of state-owned lines such as the Mountain Division.

Thank you for your consideration.

Sincerely,

Lou Stack, Chair
Route 113 Corridor Committee
Standish



SUSTAIN SOUTHERN MAINE

Partnering to strengthen our economy, environment and community

December 10, 2015

Ms. Caroline Paras
Community & Economic Planner
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Dear Ms. Paras,

I am pleased to support the Greater Portland Council of Governments' (GPCOG) application to the U.S. Environmental Protection Agency's Brownfields Assessment Grant program.

GPCOG's application aligns with the desired outcomes and priority strategies set by Sustain Southern Maine. Sustain Southern Maine was established in 2010 under a \$1.6 million Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development. The program encompasses Cumberland and York counties, and has a committed Partnership of 45 organizations, including GPCOG. The Partnership is representative of municipal and state governments, non-profit agencies, and private entities, in a variety of sectors all working to increase prosperity across the region. The desired outcomes and priority strategies were identified by the Partnership through an integrated 5 pronged approach resulting in continued commitment by Partners to achieve the outcomes.

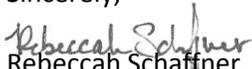
A Brownfields Assessment grant can help to achieve Sustain Southern Maine's desired outcomes and, in particular, assist with implementing the Centers of Opportunity concept. The desired outcomes it supports include things such as: 1) Aligning public resources with multi-partnered, integrated, long range plans for sustainable development; 2) Increasing mixed use re/development of underutilized parcels with access to public infrastructure within existing village and neighborhood centers; 3) Increasing available affordable housing with access to transit; and 4) Decreasing household and business energy costs related to transportation.

If successful, the utilization of Brownfield Assessment funds can leverage other public resources, such as transportation funds from the metropolitan planning organization, to implement the Centers of Opportunity concept. This concept is focused on developing compact, mixed-use, walkable centers in urban, as well as suburban and rural communities. In order to encourage our region to continue to embrace this way of approaching community development, we must prove we can successfully move these Centers from planning to implementation. The ability to continue redevelopment of Brownfields sites with an emphasis on these Centers is a critical piece to implementation.

We are committed to supporting GPCOG's Brownfields program by communicating with our communities and project partners about the Brownfields Assessment program. Further, we can participate on the GPCOG Brownfields Steering Committee and contribute community data to help with the inventory and planning process.

It is my hope that GPCOG is rewarded for their efforts to work toward a vibrant and prosperous region.

Sincerely,


Rebecca Schaffner, Director
Sustain Southern Maine

www.sustainsouthernmaine.org

207.774.9891 ♦ 970 Baxter Boulevard, 2nd fl., Portland, Maine 04103

A program of the Greater Portland Council of Governments

Windham Economic Development Corporation

Promoting Sound Economic Investment in Windham

Frank Gardner
Brownfields Coordinator
U.S. EPA New England – Region I
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

On behalf of the Windham Economic Development Corporation, I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

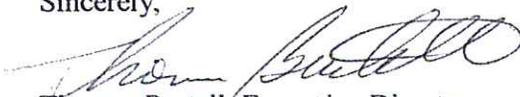
The Windham Economic Development Corporation encourages economic growth and development in a manner that supports increased prosperity in Windham and improves the quality of life for all of its citizens. Our vision is to create a business friendly environment that provides a high-quality of life, a vibrant economy, and a welcoming atmosphere, while protecting our town's rural characteristics and natural resources.

The Town of Windham recently concluded a Community-wide Assessment Grant with which we assessed 9 properties and redeveloped 4 of them, one residential, one a community park, and two commercial properties. A fifth property was recently sold for commercial development following a Phase II analysis completed by GPCOG's Petroleum Assessment program. Without the help of GPCOG and the use of their Brownfields Grant, neither the sale nor future development of the property would have occurred. There are other Brownfields sites in Windham that will benefit from a GPCOG Brownfields Assessment Grant. One such site was a vehicle maintenance yard that received initial Phase I analysis in the Windham Brownfields Program and will need additional analysis as the site progresses through the development planning process. A former mill property along the Presumpscot River in Windham is slated for redevelopment into housing and GPCOG has worked with the developer during the planning process as he unravels the environmental history of the property. We are looking forward to continuing to work with GPCOG on these and other Brownfields projects.

To help GPCOG address Brownfields sites in our community, we are willing to help identify and recruit property owners, residents, abutters and developers to participate in the program. Beyond that, we currently participate in GOCPG's Brownfields Advisory Committee and would certainly volunteer to continue to do so.

Thank you for your consideration.

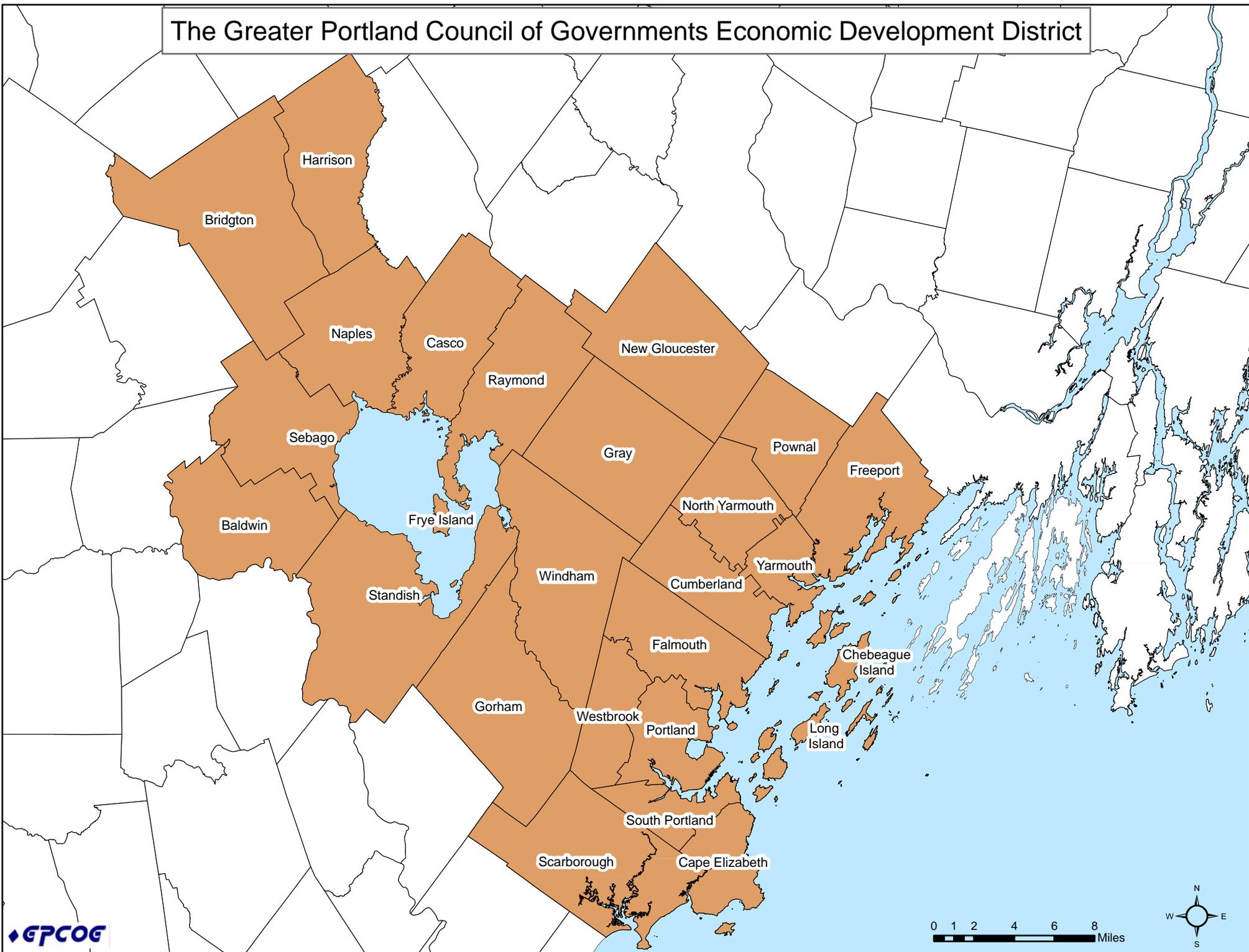
Sincerely,



Thomas Bartell, Executive Director

Windham Economic Development Corporation
8 School Road, Windham, Maine 04062
E-Mail: thbartell@windhammaine.us
Thomas Bartell, Executive Director

The Greater Portland Council of Governments Economic Development District





UNITED STATES DEPARTMENT OF COMMERCE
The Assistant Secretary for Economic Development
Washington, D.C. 20230

June 23, 2014

Neal W. Allen
Executive Director
Greater Portland Council of Governments
970 Baxter Blvd #201
Portland, ME 04103

Dear Mr. Allen:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

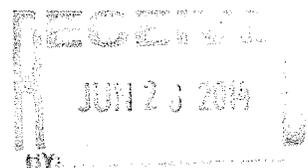
Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy K.J. Williams".

Roy K.J. Williams
Assistant Secretary of Commerce
for Economic Development



**U.S. Department of Housing
and Urban Development**

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name:

Name of the Federal Program to which the applicant is applying:

Name of the Preferred Sustainable Communities Status Community:

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred

Sustainable Communities Status meets

the above criteria to receive bonus points:

Title:

Organization:

Signature:

Date

(mm/dd/yyyy)

Application for Federal Assistance SF-424

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

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

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

State Use Only:

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

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="01-0238864"/>	* c. Organizational DUNS: <input type="text" value="0774643860000"/>
--	---

d. Address:

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

e. Organizational Unit:

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

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

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

Title:

Organizational Affiliation:

* Telephone Number: Fax Number:

* Email:

Application for Federal Assistance SF-424

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

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.):

GPCOGEconomicDevelopmentDistrict6.05.pdf

Add Attachment

Delete Attachment

View Attachment

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

GPCOG Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="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="200,000.00"/>

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

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

** I AGREE

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

Authorized Representative:

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

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: