



Piscataquis County Economic Development Council

December 18, 2015

Mr. Frank Gardner, Brownfields Coordinator
USEPA Region I
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: PCEDC FY2016 EPA Brownfields Assessment Grant Proposal

Dear Mr. Gardner:

Piscataquis County Economic Development Council (PCEDC) in Dover-Foxcroft, Maine enthusiastically submits this grant application and request for a total of \$400,000 in Environmental Protection Agency (EPA) Brownfields funding to conduct community-wide assessments at both hazardous substance sites (\$200,000) and petroleum-impacted sites (\$200,000) throughout Piscataquis County, a large rural county located in north central Maine. As you will see in this grant application, this funding will help to further our on-going, successful community-wide Brownfields assessment, cleanup, and redevelopment efforts to date, where more than 50 hazardous substance and petroleum sites have already been identified.

PCEDC was awarded and successfully completed an EPA FY2009 \$200,000 Brownfields Hazardous Substance Assessment Grant and is currently working with an on-going EPA FY2012 Revolving Loan Fund (RLF) Grant. Between 2009 and 2011, eight (8) sites were assessed under the FY2009 \$200,000 Hazardous Substance Assessment Grant and cleanup planning was completed on 5 of the 8 sites. In addition, cleanup was completed or is currently ongoing at 4 of these 8 sites utilizing EPA Brownfields Site-Specific Cleanup grants and/or subgrants/loans from PCEDC's and Maine Department of Economic and Community Development's (MEDECD's) Brownfields Cleanup Revolving Loan Fund (RLF) programs. For example, following assessment under PCEDC's FY09 Brownfields Assessment Grant, PCEDC assisted with the securing and the successful completion of over \$1.88M in EPA Brownfields Cleanup funding for the former Moosehead Mill in Dover-Foxcroft (\$400,000 EPA Site-Specific Cleanup Grants to Pine Crest Development Corporation, \$415,000 EPA Cleanup RLF Subgrants to Pine Crest, and \$1,073,000 EPA Cleanup RLF Loans to the new owner, Mayo Mill, LLC). In 2015, this historic industrial mill was ultimately converted into a multi-use commercial and residential development center. The US Commerce Department also awarded a \$1.5M Economic Development Administration (EDA) grant to Pine Crest for redevelopment of a high-capacity data center and office plaza in a portion of the Mill. These funds have leveraged the creation of over 60 new jobs and generated over \$11 million in private investment for this highly successful Brownfields assessment, cleanup, and redevelopment project.

The blight associated with the remaining Brownfield sites continues to significantly impact community life in Piscataquis County. The target area for this grant application includes 3 primary downtown/waterfront communities in the towns of Greenville, Milo, and Brownville, Maine. With the new assessment funding, we will continue to assess and identify potential contamination issues at the targeted Brownfields sites, evaluate remediation and reuse strategies, utilize our RLF funds for cleanup, and ultimately return otherwise distressed, abandoned, or environmentally stigmatized sites back to viable and sustainable reuse. The grant will also support on-going public outreach measures in order to keep the communities informed about the proposed work activities, completed assessments, and general health and economic issues. With the previously successful completion of the FY2009 assessment grant, supplemental Brownfields assessment funding is critically needed, even more so now, to continue our sustainable Brownfields assessment, cleanup, and ultimate Brownfields revitalization and redevelopment programs and initiatives.

As you will see throughout this proposal, PCEDC and its member communities are excited about the opportunity to continue executing an efficient and effective Brownfields program within north central Maine. Threshold Criteria is included as *Attachment A* to the Narrative Proposal Ranking Criteria and additional specific information requested in the proposal guidelines is presented below:

- a. Applicant Identification: Piscataquis County Economic Development Council (PCEDC),
50 Mayo Street, Dover-Foxcroft, Maine 04426
- b. Applicant DUNS Number: 037698755
- c. Funding Requested:
 - i) Grant Type: Assessment
 - ii) Federal Funds Requested: \$400,000 (\$200,000 Hazardous Substance Assessment Grant and \$200,000 Petroleum Assessment Grant). PCEDC is not requesting a waiver for a site-specific proposal.
 - iii) Contamination: Both \$200,000 Hazardous Substances and \$200,000 Petroleum
 - iv) Community-wide
- d. Location: Piscataquis County Economic Development Council (PCEDC) serves all of Piscataquis County, Maine in central Maine, including 17 towns and 2 plantations.
- e. Site-Specific Property Name and Address: Not Applicable (Community-wide request)
- f. Contacts:
 - i) Project Director: Christopher Winstead, Executive Director, Piscataquis County Economic Development Council (PCEDC); Phone: (207) 564-3638; Fax: (207) 564-2251; E-mail: christopher.winstead@pcedc.org; Mailing Address: 50 Mayo Street, Dover-Foxcroft, Maine 04426
 - ii) Chief Executive/Highest Ranking Elected Official: Thomas Goulette, PCEDC President; Phone: (207) 876-2202; Fax: (207) 876-4793; E-mail: tgoulette@myfairpoint.net; Mailing Address: 50 Mayo Street, Dover-Foxcroft, Maine 04426
- g. Date Submitted: December 18, 2015
- h. Project Period: October 1, 2016 through September 30, 2019 (3 years)
- i. Population:
 - i) General Population: 17,535 (2010 Census)
 - ii) Target Area Population: 5,236 (2010 Census)
- j. Regional Priorities Form/Other Factors Checklist: The Regional Priorities Form/Other Factors Checklist from Appendix 3 of the guidelines is attached to this transmittal letter.

We thank you in advance for considering our grant application.

Sincerely,
PISCATAQUIS COUNTY ECONOMIC DEVELOPMENT COUNCIL


Thomas Goulette
President, PCEDC

Encl: PCEDC FY2016 Brownfields Assessment Grant Proposal with attachments
Cc: Nick Hodgkins, Brownfields Coordinator, Maine DEP

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

Name of Applicant: Piscataquis County Economic Development Council (PCEDC)

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):

Assistance to Communities That Have Limited In-House Capacity to Manage Grants or Coordinated Public Funding For Brownfields

Page Number(s): **9, 10, 12, 14, & 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>	
X	Community population is 10,000 or less.	2
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
X	Targeted brownfield sites are impacted by mine-scarred land.	4
X	Project is primarily focusing on Phase II assessments.	8, 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, 10
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1, 5

	Other Factor	Page #
	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 demonstrates either designation as one of the 24 recipients, or relevant pages from a recipients IMCP proposal which lists/describes the core partners and implementation strategy parties.	
X	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 proposal 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.	10
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

NARRATIVE PROPOSAL – RANKING CRITERIA

1. Community Need

1.a.i. Targeted Community Description: Up until the early to mid-20th century, Piscataquis County, Maine, comprised of 17 rural municipalities, 2 plantations and many unorganized territories (comprised of over 4,300 square miles, almost equal to the size of Connecticut), was the manufacturing backbone of Maine in the wood and textile industries. The majority of the County's towns sprang up around manufacturing facilities, primarily lumber and woolen mills, creating manufacturing jobs and supporting rural communities around strong village centers with all of the necessary services. With the decline of these industries in recent decades and the loss of over 1,000 good-paying jobs over the past decade, many secondary businesses that served these worker populations have also declined and disappeared, leaving many sites abandoned, mothballed, or in some cases condemned. What remain today are Brownfields with real or perceived hazardous material and/or petroleum contamination that will continue to discourage redevelopment and capital investment until the contamination and environmental threats can be identified and addressed.

Within the rural region of Piscataquis County, our targeted communities are the towns of *Greenville, Milo, and Brownville*. Brownfields have been identified throughout the county, but we believe directing much of our attention to these three communities will have the most positive effect on three of the communities with the greatest need and highest priority sites. One of our primary goals is to parlay the success that we have had with previous EPA-funded Brownfields assessment and cleanup grants and current Revolving Loan Funds in Piscataquis County into successful revitalization of additional struggling communities.

Greenville: On the southernmost end of Moosehead Lake, the largest lake within a state's borders east of the Mississippi, Greenville is a national tourist destination. Historically a logging industry town with lumber mills along the shore, processing logs floated down the lake in massive log drives. The ending of the log drives in the 1970's changed the economy to tourism, taking advantage of the lakes and streams for hunting, fishing, hiking, and various other outdoor activities. With its position north of the 45th parallel, Greenville's prime tourist season, summer, is short. People dependent on tourism for their livelihood often hold down several jobs to make ends meet and depend on wood from the adjacent forest to heat their homes during the cold, long winter months.

Milo: The County's second largest town, Milo, is situated on the Piscataquis River, approximately 13 miles northeast of Dover-Foxcroft, the county seat, and in the geographic center of Maine. The village center of Milo is nestled between two hills, and the rest of Milo lies on rolling forested hills with interstitial wetlands. Incorporated in 1823, following the construction of a dam across Traftons Falls, Milo grew around a sawmill, textile mill, and grist mill over the next 65 years. Through the years, the Boston Excelsior Co., American Thread Co., and Milo Textile Company were some of the town's primary employers. Near the turn of the 19th century, the Bangor and Piscataquis Railroad and Katahdin Iron Works Railroad were built, and in 1906 the Bangor and Aroostook Railroad moved their car storage and repair operation to Milo. With the railroads came a boom to the lumber industry. Traditionally a railroad town, much of the employment was related to locomotive repair at the Derby Shops Railyard, which is currently owned by the Montreal, Maine, & Atlantic Railway, LTD (MMA), with corporate headquarters in Hermon, Maine. The decline of the railroad industry and loss of over 100 above-average paying jobs has severely impacted the town and left many former commercial industrial sites abandoned. As the industries have shrunk and/or left, Milo faces challenges at every level of their economy.

Brownville: Located just southeast of Baxter State Park, one of Maine's richest natural treasures, Brownville has deep roots in rail freight and the mining and smelting industries. Settled in 1819 as Brownville Plantation and incorporated as the Town of Brownville in 1824, Brownville was built on agriculture and industry. Drawing water power from the Pleasant River, early residents built sawmills, clapboard mills, and gristmills. Slate quarries were formed to exploit the abundant slate, which won first prize at the 1876 Centennial Exposition. Just to the northwest, iron ore was discovered under the aptly named Ore Mountain, and Katahdin Iron Works (KIW) was established with a blast furnace in 1843. The Bangor and Katahdin Iron Works Railway was constructed in 1883 to transport pig iron produced at KIW. KIW was shut down in 1890, and the railroad merged with the Bangor and Aroostook Railroad, which later became part of the Montreal, Maine, and Atlantic Railway. The last quarry in Brownville was shut down in 1917. After an illustrious industrial era, today the only active industries in Brownville are small-scale agriculture and concrete production.

1.a.ii. Demographic Information:

Demographic Measure	Greenville	Brownville	Milo	County	Maine	National
Population: ¹	1,646	1,250	2,340	17,290	1,328,501	311,536,594 ³
Unemployment: ²	14.2%	13.0%	9.3%	9.2%	6.1%	5.3% ²
Poverty Rate: ³	25.6%	21.0%	27.2%	19.9%	13.9%	11.3% ³
Percent Minority ^{1,3}	1.0%	2.7%	2.8%	3.0%	4.7%	36.7% ³
Median Household Income ³	\$42,765	\$31,359	\$28,750	\$37,110	\$48,804	\$53,046 ³
>25 w/BA Degree or	16.9%	8.5%	12.8%	16.4%	27.3%	27.5%
Disabled Persons ³	23.9%	25.6%	26.2%	23.0%	15.6%	12.0 %
Elderly (>65 years) ¹	20.9%	23.1%	20.5%	21.9%	15.9%	7.4%
Median age ^{1,3}	46.6	51.1	45.2	49.2	42.7	38.5
Under 18 Poverty Rate ³	45.8%	31.7%	38.8%	18.5%	5.0%	6.4%
Over 65 Poverty Rate ³	8.7%	13.1%	18.8%	13.9%	17.0%	13.7%
Sources: ¹ 2014 US Census Estimate; ² ME Department of Labor, November 2013; ³ 2010-2014 American Community Survey						

As identified in the table above, Piscataquis County and the targeted communities have a particularly a high proportion of elderly and disabled individuals, high poverty rates with lower household incomes relative to Maine and the US, and low number of persons per square mile, emphasizing the rural nature of the region.

In addition, the Piscataquis County’s and targeted communities’ demographics show a high incidence of children living in poverty as well as increased rates of crime as compared to the State and National averages. The 2007 crime rate in Piscataquis County was 32.2 per 1,000, highest among all Maine counties. From 2006, it increased by 28.8%, the largest increase of any Maine county [Crimes in Maine, 2007].

1.a.iii. Description of Brownfields: Remnants of the industrial legacy and recent past remain today in the form of Brownfields scattered throughout Piscataquis County. They continue to be a major threat to the struggling economy, public health, safety, and environment. As part of our EPA FY2009 Brownfields Assessment Grant, PCEDC completed a Brownfields inventory in 2011 identifying over 100 potential hazardous substance and petroleum Brownfields sites throughout the county. Eight sites (4 Phase I ESAs, 5 Hazardous Materials Inventories, 2 Phase II ESAs, and 3 ABCA/RAPs or Feasibility Studies) were assessed under the 2009 grant. For this grant, PCEDC will continue to refine and address the Brownfields inventory. The target area for this grant includes 3 of the hardest hit rural areas of the County including the Towns of Greenville, Milo, and Brownville. Of the remaining multitude of Brownfields in the county, we have identified 10 to 15 higher priority sites/parcels within these target areas, ranging in size from 1 acre to 10 acres, resulting in more than 100 acres of potential brownfields within these targeted communities itself.

Proximity to Brownfields: Most of Greenville, Brownville, and Milo’s populations live and work near potentially contaminated Brownfields sites, due to their ubiquity in the village centers and shoreline districts of the County. In the targeted areas, Brownfields continue to have a strongly negative impact on these rural communities and contribute to the one of the foremost environmental problems plaguing rivers, lakes, and groundwater in the County: polluted storm water runoff and contaminated groundwater migration. Prior Phase II investigations including Ox-Yoke and Derby Railyard sites in Milo and Maine Leathers Tannery site in Dover-Foxcroft, have identified elevated levels of metals and petroleum that were potentially leaching to these nearby water resources. In most cases with these sites, the extent of contamination is unknown, which poses and environmental stigma, impediment to redevelopment, and has left a vast blighted industrial and commercial landscape along the downtown-waterfront district. These Brownfields also hinder creation of greenspace and the revitalization of village centers and shorefront areas.

Greenville Brownfields: Along the village center thoroughfare of Greenville and abutting Moosehead Lake are former refueling stations for vehicles and seaplanes and industrial facilities, including Folsom’s Hangar (currently for sale) with historic and existing fuel pumps located within feet of the lake; the former Atlas Plywood Corporation property (with proposed redevelopment as a campground), located in what is known as the “mill district”; and the former Lubritorium, a former fueling station historically located in the village center within feet of the lake. Within 1.5 miles to the west of the village center are the Canadian Pacific Railroad Building and

Greenville Junction Depot (currently boarded over), further underutilized and dilapidated industrial buildings with potential hazardous materials and/or petroleum impacts in prime redevelopment locations. In addition to the shorefront brownfields, the former Nickerson School, located less than one fourth of a mile from the village center, was recently closed due to dwindling population, and the student body was consolidated to the neighboring high school, with which the Nickerson School shared a campus, now known as the Greenville Consolidated School. The former Nickerson School is owned by the Town and is a vacant eyesore in the middle of a beautiful school campus. The building is assumed to contain asbestos due to its age and construction and is proposed for partial demolition with redevelopment as a wilderness outdoor school and greenspace.

Brownville and Milo Brownfields: In Brownville and Milo, there is a mix of potential hazardous materials Brownfields, including several schools, a railyard, and petroleum sites. Multiple Brownfields (former Excelsior Mill, former Bangor Hydro Electric building, former Frog Hollow building, and the Montreal, Maine & Atlantic Derby Shops Railyard, which filed for bankruptcy in 2013) ring the downtown and sit undeveloped due to environmental concerns. Identifying and then eliminating potential contaminants such as ash, metals, chlorinated solvents, petroleum products, asbestos, and other toxic chemicals (potentially impacting drinking water, groundwater, and surface water) is necessary in order to rebuild and revitalize the town. The Brownville and Milo Elementary Schools are a high priority for assessment, according to the Town Managers. Based on the age and construction of each of these schools, hazardous building materials, including lead based paint (LBP), mold, and asbestos containing materials (ACM) may exist throughout these buildings.

Also in Brownville, the Webber Jones Airport (21 Airport Rd, Brownville) is an active gravel runway airport. Based on local sources, the airport has been used for plane storage and aircraft maintenance activities since the early 1970s. Due to age and use, it is likely that there is some level of petroleum contamination from service and storage activities. Gas stations and junkyards on Route 11, the artery connecting Brownville and Milo, exemplify out of service vehicle refueling and maintenance stations. The airport and many of the former service stations are also located within a mapped sand and gravel aquifer and within the 250-foot protection buffer of several public water supply wells located near these sites. Brownville is also the home of Brownville Junction, a junction of several rail lines and rail car/locomotive engine maintenance that have historically seen heavy use, but demand has dwindled with the operating railway recently filing for bankruptcy.

As evidenced by our prior Brownfields Phase II ESA investigations at the former Ox-Yoke Originals facility and some very limited initial investigations by the State at the Derby Shops Railyard in downtown Milo, these abandoned commercial and industrial properties have typically left behind elevated levels of contamination in soils, groundwater, and soil vapor. Prior contaminants identified during the previously investigations consist of a host of volatile organic compounds including chlorinated solvents, degreasers, gasoline, fuel oil-related compounds in groundwater; lead contamination, other heavy metals, and polycyclic aromatic hydrocarbon contamination in soils (in particular benzo(a)pyrene); comingled petroleum and hazardous substances; as well as asbestos, lead paint, and universal wastes in building materials; many of which are known carcinogens (cancer).

1.a.iv. Cumulative Environmental Issues: Communities in Maine, especially the target areas of Greenville, Milo, and Brownville, are known to possess elevated levels of ozone and particulate air pollution, much higher than one might expect. Ozone and particulates are the primary ingredient in smog, causing and worsening respiratory problems including asthma in both adults and children, and is associated most often with urban areas that possess high numbers of automobiles, power plants, and manufacturing facilities. While these types of emitters are not found in relatively high numbers in Piscataquis County itself, the location of Maine relative to prevailing air currents causes higher ozone pollution levels, as these air currents efficiently transport ozone pollution here from other mid-western areas of the US, where it's generated from coal-, oil-, or wood-fired power plants.

Our most vulnerable populations (elderly, disabled, and poverty stricken individuals and families with children) reside near the historic Brownfields, as a result of affordable housing that was originally constructed, in many cases, over 100 years ago to house manufacturing and mill workers. Many of these structures are poorly constructed and contain mold, lead paint, asbestos, and unsafe building materials. In addition to the impacts associated with approximately 150 years of unrestricted waste discharges, where these people live and recreate, the population is affected by contaminated river and harbor sediments, naturally high arsenic (carcinogen) in groundwater, and additional air pollution from heavy truck traffic along Interstate 95 and several smaller US or State trucking routes, which bisect the County and target areas. Consumption of fish containing elevated levels of regulated contaminants including toxic metals (cause of developmental disorders in children) also compounds these impacts. Our youth,

frequently congregate in the abandoned buildings, where they are exposed to discarded wastes, unsafe structures, and unhealthy building materials like lead paint and asbestos. Furthermore, over 10 landfills with high methane emissions are very prominent throughout the county, including Greenville (2), Brownville (currently serving both Milo and Brownville), and Milo (closed). Beyond scarring the landscape, gravel pit and mining activities in Brownville and Milo (which is directly adjacent to the Milo Municipal Landfill) and slate quarries in Brownville are within the mapped sand and gravel aquifer that supplies the two Towns' drinking water, making the groundwater even more vulnerable to contamination. Each of these issues adds to the overall cumulative environmental effects on our disadvantaged populations in each of our communities.

1.b. Impacts on Targeted Community: Health data is not available at the community level for the target areas; however, regional data has been deemed representative at the local level. The Piscataquis County region possesses sensitive populations, including the elderly, children, and disabled persons, that are often disproportionately affected by environmental health hazards. *As shown in the table below, the sensitive populations have some of the highest incidents of cancer, lead poisoning, and asthma/respiratory diseases, exceeding Maine and the US. Furthermore, the asthma rate is the highest in the State of Maine; the cancer mortality rate is the 2nd highest among all Maine counties; and elevated blood lead levels are the highest rate among Maine's sixteen counties!* The adverse health effects on these populations are believed to be partially attributable to the presence of numerous Brownfields sites and their associated on-going contamination.

Statistic	Penquis ¹	Maine	U.S.
Overall Cancer Incidence (age-adjusted rate per 100,000;) ²	581.1	533.0	456.2
Overall Cancer Mortality (age-adjusted rate per 100,000; 2003-7) ²	203.6	198.5	180.7
Lung Cancer Incidence (age-adjusted rate per 100,000; 2004-6) ²	90.0	80.3	60.0
Lung Cancer Mortality (age-adjusted rate per 100,000; 2003-7) ²	63.1	59.9	51.5
Elevated Blood Lead Levels Among Screened 0-72 Month Old Children ³	2.6-4.7%	1.3%	1.6%
Adults With Asthma (2007) ²	12.6%	10.3%	8.8%
Asthma Emergency Room Visits (rate per 100,000) ²	71.5	66.1	64.0

Sources: ¹ Penquis identifies a region encompassing Piscataquis and Penobscot Counties; ² 2010 Maine Public Profile of Selected Public Health Indicators; ³ CDC National Surveillance Data – U.S. Data from 2003-2006 (most recent available)

The sensitive populations shown in the tables above are disproportionately affected by environmental health hazards associated with Brownfields. As previously noted, *Brownfields in all three target communities may have left behind volatile organic compounds in soil, groundwater, and soil vapor, including chlorinated solvents, degreasers, gasoline, and fuel oils; heavy metals (lead, arsenic, chromium, and mercury); and polycyclic aromatic hydrocarbons; as well as asbestos, lead paint, and universal wastes in buildings.* Former service and refueling stations, junkyards, and mining operations in Brownville and Milo are located over a mapped sand and gravel aquifers, potentially leaching contaminants into the Towns' drinking water supplies. These contaminants have direct contact, ingestion, and inhalation exposure risks, potentially causing cancer, neurological disorders, and other adverse health effects. Adverse effects are especially concerning on sensitive populations, such as children and the elderly, throughout the County and in the target areas.

These Brownfield sites may also be leaching contamination into the ground and adjacent Piscataquis River, Moosehead Lake, Sebec Lake, and many other local waterways, potentially degrading water quality and habitats for fish and other animals, damaging the ecotourism economy. As an example, the aforementioned former fueling stations and industrial sites in Greenville are located on the shore of Moosehead Lake, potentially leaching vapors into nearby buildings and contaminants into the lake and groundwater. A significant portion of the targeted areas are also served by private drinking water supply wells, many of which may be impacted or could become impacted with contamination, due to their close proximity to these identified Brownfield sites.

1.c.i. Economic Conditions: PCEDC is a non-profit regional council that promotes development with a limited budget and no surplus revenues. PCEDC is funded by grants and community dues for specific activities and actions of the non-profit. Any available funds are spent on providing assistance to facilitate and stimulate economic development and sustainability of this economically depressed region; therefore, PCEDC has no surplus funds for conducting Brownfields assessment or cleanup planning activities. With high unemployment, an older population,

and some of the highest poverty rates in Maine, municipalities in Piscataquis County are struggling to maintain even core services, such as police, fire, public works, according to PCEDC Municipal Board members.

Piscataquis County and its member towns are extremely rural, aged, and low-income with a very limited tax base to support redevelopment, resulting in inadequate sources of environmental assessment and cleanup planning funding. As a rural county with many impoverished residents spread across a large land area, Piscataquis County also struggles to provide access to healthcare. Many residents lack access to dependable transportation, which makes it exceedingly difficult to get to either of the only two healthcare centers in the entire county. Redevelopment of a Brownfield as a satellite primary healthcare center would relieve some of the financial and logistical stress associated with day-to-day healthcare needs and dependence on emergency medical services of our residents and is a priority of PCEDC.

Significant Economic Disruptions: In addition to job loss devastation in the area, Piscataquis County, known for substantial snowfall and thus economic reliance on winter sports including skiing, ice fishing, and snowmobiling, was dealt a *further economic punch by the warm and virtually snowless winter of 2011/2012*. Piscataquis County, generally receiving well over 100 inches of snow per year, was devastated with snowfall 44% below normal (NOAA, 2012). Shallow snow depths and record warmth kept winter visitors away which in turn resulted in lost jobs, businesses closing, and further economic erosion of a fragile economy. In a county where snow and the natural habitat are economic engines, there is a growing momentum behind the communities' need for revitalization of existing infrastructure and repurposing Brownfields sites, thus insuring the health and safety of the natural habitat and reliance on non-seasonally dependent jobs.

Milo is the County's second most populated town. Milo is poverty stricken, having a population of 53.1% low-to-moderate income people. Poor economic conditions were further exacerbated by a *devastating fire that burned much of the downtown in September 2008*. Brownville has also received two major blows in the past several years. *In December, 2010, severe storms and flooding in Piscataquis County caused extensive damage, triggering distribution of FEMA aid in excess of \$3.2 million. In June of 2012, 6 to 8 inches of rain fell in less than four hours, causing flooding that resulted in nearly \$4 million in damages to public and private property. Despite intense localized damage, FEMA aid was denied to the State because statewide damages to public property fell just short of the FEMA threshold; therefore, Brownville had to piece together its own limited recovery effort. In August of 2013, the Montreal Maine and Atlantic (MMA) Railway filed bankruptcy following the disastrous crude oil tanker explosion in Lac-Megantic, Quebec, which killed 47 people. Subsequently, the MMA Railway recently laid off over 60 employees in Maine, over 40 of whom live in Brownville and Milo. As some of the best-paying jobs in the area, the jobs lost in Brownville take a broad economic toll.*

1.c.ii. Economic Effects of Brownfields: Piscataquis County, once the manufacturing backbone of Maine, is broken. As noted in the demographic table above, left today are distressed communities with high unemployment (3 to 7 points higher than the state and national rate) and poverty rates, low incomes, low educational achievement and aspirations (10 to 20 points lower than the state and national rate), and declining population, well below its peak in the 1990s. Low-income and working poor families are vulnerable when it comes to their capacity to weather unpredictable events such as a sudden job loss, a steep rise in heating costs as is the case for many of the residents of Piscataquis County who have limited options for work and affordable housing. People fortunate enough to have jobs are working 2 or 3 jobs to patch an income together, which is still 33% below the national median household income. With a disastrous 2011/2012 winter of virtually no snow and warm temperatures, heavy flooding in Brownville in 2012, and the recent bankruptcy of the Montreal, Maine, and Atlantic Railway, natural disasters and significant economic disruptions have put this area further into despair through severe property damage and full-time and seasonal job losses. In addition to a declining tax base, lost jobs and underutilized property, vacant properties account for 49.2% of housing units in Piscataquis County, in comparison to 23.3% in Maine (2008-2012 American Community Survey 5-Year Estimates).

As exemplified by the high unemployment rates shown above, Piscataquis County has a significant problem with the added loss of manufacturing jobs (over 1,000 in the past decade). Closings of Dexter Shoe in Milo, Pride Manufacturing in Guilford, Moosehead Manufacturing in Dover-Foxcroft (100 jobs lost), and Montreal, Maine, and Atlantic Railway (over 60 jobs lost) have dealt terrible blows to the manufacturing sector. These job losses have transformed the targeted areas of Milo and Brownville into near ghost towns and Piscataquis County into one of New England's poorest counties.

Little or no future economic growth: Piscataquis County is projected to experience no (0.0%) full- and part-time employment growth, from 2003 until 2020, compared to 1.0% for the State of Maine. Real personal income growth over the same period is expected to be only 1.2% for Piscataquis County, compared to 1.8% for the State [Maine County Economic Forecast, 2010]. Brownfields have resulted in reduced populations, earning potential, depressed property values, and lack of local investment. Many of the County's identified brownfields sites used to be the locations of prosperous economic activity and a reminder of a rich industrial heritage, but they have now been abandoned, mothballed, and/or condemned. These identified Brownfields have also discouraged the development of additional spaces for business development, which could potentially create additional job opportunities, especially for poverty-stricken adults and seniors. Our communities now need visionaries who see these Brownfields as a potential redevelopment opportunity and who can help reshape the County and its communities into a vibrant, liveable, prosperous area reliant on year round jobs.

2. Project Description and Feasibility of Success

2.a.i. Project Description: PCEDC successfully completed a \$200,000 EPA FY2009 Hazardous Substance Assessment Grant. An inventory of over 100 potential community-wide Brownfields sites in the county was developed including a mixture of hazardous substance sites and petroleum sites. Eight Brownfields sites were assessed between 2009 and 2011. This project will continue to build on those efforts in implementing a successful and sustainable comprehensive community-wide assessment program.

Our target areas for this grant include our downtown and waterfront districts in the Towns of Greenville, Milo, and Brownville, which largely coincides with the focus areas for continued sustainable development identified by PCEDC's current County-wide Strategic Plan along with the Comprehensive Plans, Land Use Plans, and Downtown Master Plans of these 3 targeted communities. The needs of these target areas are related to sustainable and equitable development principles and also incorporate livability principles into their plans. Supporting these needs is a key objective, which is further exemplified in the attached Community Organization commitment letters and with the Town of Greenville's Rebranding Initiative of the Moosehead Lake Region around year-round tourism. Since 2009, PCEDC has also completed an extensive public outreach campaign to further educate and integrate the communities into PCEDC's Brownfields Assessment and RLF Programs and its vision for sustainable and economic revitalization of Brownfields in the targeted downtown areas. To reach out, educate, connect with the targeted communities, and help bring Brownfields into the program, PCEDC and its QEPs conducted (and will continue to conduct) a multitude of public outreach activities including brochures and public meetings, as further outlined under Section 3a.

We have already identified 12 high priority hazardous substance and petroleum sites within the targeted village centers of Greenville, Brownville, and Milo with good redevelopment potential. A proposed inventory of sites has already been generated and is awaiting environmental assessment, pending supplemental grant funding from EPA. ***Our project goals are to assess properties that pose a potential hazard to sensitive receptors and to target developers who can provide redevelopment focused on technology, affordable housing, and year round employment.*** We believe we can advance this goal by starting with the assessment of the Derby Shops Railyard in Milo, former Nickerson School and former Atlas Plywood Corporation in Greenville, and the Grave's Service Station & Oil Transfer facility in Brownville. The Town of Milo is close to signing a letter of intent to take over control of the Derby Shops Railyard in order to potentially bring back over 100 well-paying jobs. Potential redevelopment in Greenville includes transition of the former Nickerson School to an outdoor learning center and greenspace and redevelopment of the former Atlas Plywood Corporation as recreational space with access to Moosehead Lake. In Brownville, the local business owner has the capability and funding to expand.

PCEDC is requesting both Hazardous Substances (\$200,000) and Petroleum (\$200,000) funding to continue our Brownfields assessment and support cleanup and sustainable redevelopment of the priority sites. The program will be completed through five tasks: 1) Cooperative Agreement Oversight, which includes program development and support, involving our Brownfields Steering Committee, managing the grant, and program reporting; 2) Community Outreach and Involvement including coordination of public meetings and outreach education and project stakeholder participation; 3) Brownfields Inventory, Prioritization, and Selection including PCEDC's Site Nomination Form, Site Selection Ranking Form, and Site Access Agreement form; 4) Completion of Phase I and Phase II Environmental Site Assessments (ESAs); and 5) Completion of Remedial Action and Reuse Planning to ensure the sites are successfully redeveloped and returned to the tax rolls.

We will continue to work closely with our Community Organizations, Town/City Managers, steering committee, health organizations, Maine DEP, EPA and the public with regard to prioritizing and assessing identified Brownfield sites. Several town managers including those of the targeted towns of Greenville, Milo, and Brownville sit on PCEDC's Board and work closely with PCEDC to identify, prioritize, and select potential sites. We will conduct community involvement activities, complete the Phase I & II ESAs, and conduct cleanup/reuse planning related to targeted Brownfields sites in the proposed target centers, in order to assist in the reduction of potential environmental hazards and redevelopment of these distressed, blighted, and otherwise underutilized properties. Site selection, assessment, and cleanup planning activities will be conducted in collaboration with municipal stakeholders to direct redevelopment consistent with strategies and plans, such as PCEDC's County-Wide Strategic Plan and the Comprehensive/Master Plans, for the Towns of Greenville, Milo, and Brownville.

2.a.ii. Project Timing: PCEDC successfully completed our FY09 assessment grant on-time and on-budget! PCEDC has already established a Brownfields Steering Committee and notified municipal officials and community organizations in the target area. We will continue our community engagement, public outreach, and education, with the immediate preparation and distribution of a new educational brochure, public meeting to get the word out, and publicizing the program on our website, local/municipal access television networks, and presentations at other community meetings. As further exemplified in our attached Community Organization commitment letters, the Steering Committee includes several local elected officials, members of the business and economic development community, health representatives, and other stakeholders with interest in the environment and community. The Brownfields Steering Committee meets at least once per month, and has active meetings that are open and attended by the public.

Following EPA's approval of our work plan in summer 2016, we intend to hire a qualified environmental professional (QEP) in September 2016, utilizing pre-award funds, so that we are able to begin where we left off in 2011. Due to our previous assessment grant and current RLF grant, we have our internal program infrastructure already established including a Brownfields Selection Committee, specific property nomination forms (hazardous and petroleum), and access agreements, as well as four priority sites already awaiting final approval by the Steering Committee. We anticipate that at least 12 new sites will be entered into the Brownfields program with this new funding. Once approved, we anticipate the QEP performing Phase I ESAs on the first 2 priority sites between October and December 2016. Phase I ESAs on the other 2 priority sites along with Site-Specific Quality Assurance Plans (SSQAPPs), Phase II ESAs, and cleanup planning including Analysis of Brownfields Cleanup Alternatives (ABCAs) and Remedial Action Plans (RAPs) will be conducted on each of these four initial sites in 2017. Up to eight additional Phase I ESAs and four Phase II ESAs with SSQAPPs, along with any necessary ABCA/RAPs, reuse planning, and additional community outreach meetings will likely occur in 2018 and 2019.

PCEDC will also remain in contact with owners and towns to track their clean-up and reuse progress and determine if additional assistance using this or other programs is necessary. Timely submittals of quarterly reports and EPA's ACRES on-line database will continue to be used as a means for tracking and measuring progress towards achieving expected outputs and outcomes including number of assessments completed, acres assessed, jobs created, and leveraged funding.

2.a.iii. Site Selection: Through our prior FY09 assessment work, PCEDC has already established an existing inventory of Brownfields sites throughout the region. We have also identified several high priority sites, including the Derby Shop Railyard, Excelsior Mill, former Bangor Hydro Electric building, and former Frog Hollow building in Milo; former Fosters gas station, Folsom's Hangar (currently for sale), former Atlas Plywood Corporation property, and the former Lubritorium fueling station in Greenville; and the Brownville Junction railyard, Webber Jones Airport, Brownville Elementary School, and vacant gas station parcel in Brownville. Since the completion of our prior assessment grant in 2011, we have maintained close contact with several property owners and/or interested developers of these priority sites, and are ready to continue assessment and reuse planning to facilitate cleanup and redevelopment.

The existing inventory will also be updated through windshield surveys with our QEP, additional historical and environmental records review, and soliciting nominations through our community-based partners and our Steering Committee. We have established a formal Site Nomination Form that provides key site background information for the Steering Committee, our QEP, EPA (for hazardous substance sites), and MEDEP (for petroleum sites) to determine if a site meets the EPA definition of a Brownfield and is eligible to participate in the program.

Using a formal Site Selection Form, the Steering Committee will evaluate and score each nominated site based on a set of selection criteria that focuses on community needs. The ranking criteria for prioritizing and selecting sites includes site redevelopment potential and location; level of developer and/or current owner interest and willingness to participate in the MEDEP Volunteer Response Action Program; environmental risk; environmental justice concerns (e.g., affordable housing); ability to leverage additional funding and/or resources; conformance with a community's redevelopment strategies including Smart Growth principles, Comprehensive Plans, and Master Plans; benefit to the overall community, public opinion, and community support; enabling sustainable growth; creation and/or preservation of greenspace; reuse of existing infrastructure; and creation of jobs. PCEDC and its consultant will then work to obtain written access agreements for assessing each selected site; we have also prepared a formal Site Access Agreement form.

2.b.i Task Description: Tasks below will be completed for both hazardous substance and petroleum budgets.

Task 1 - Cooperative Agreement Oversight: For each grant, PCEDC staff (100 hrs at \$30/hr = \$3,000 + fringe at \$7.50/hr = \$750) and QEP (50 hrs x \$100 = \$5,000) for program oversight and reporting. Specific activities include: subcontracting a QEP; travel to two EPA National Brownfields Conferences and EPA/MEDEP-training seminars (\$1,000 airfare, \$800 hotel, \$590 per diem, \$110 local mileage [200 miles x \$0.55/mile] = \$2,500); tracking and reporting through quarterly reports and ACRES. Supplies (\$500): copies, faxes, phone, prep of contract documents, and handouts. **Outputs:** 5 meetings with the Steering Committee and QEP on program oversight, 12 quarterly reports, ACRES input, and bidding/selection of QEP for assessments and assisting the Brownfields Committee. PCEDC will provide additional in-kind planning support at no cost to the grant.

Task 2 - Community Outreach, Involvement, and Public Meetings: For each grant, PCEDC staff (100 hours x \$30/hr = \$3,000 + fringe at \$7.50/hr = \$750) and QEP (30 hrs x \$100 hr = \$3,000) for attending two public outreach meetings; solicit input for site selection process; update community on assessment activities/development of cleanup/reuse plans. Notification of adjacent land owners and COs of assessment schedules; respond to community questions/comments; develop public service announcements/TV segments to promote program and results, preparation of 3 public outreach deliverables (e.g., brochures), response to questions/comments from the community; and attending the public meetings. Supplies (\$390): copies, faxes, phone, and handouts. Travel (200 miles x \$0.55/mile = \$110) for attending outreach meetings. **Outputs:** 2 public outreach meetings, up to 3 public outreach deliverables, at least one (1) public service announcement, at least one (1) TV segment. PCEDC will provide additional in-kind economic development support to manage the Brownfields program at no cost to the grant.

Task 3 - Brownfields Inventory, Prioritization, and Selection: For each grant, PCEDC staff (60 hrs x \$30/hr = \$1,800 + fringe at \$7.50/hr = \$450) and the QEP (30 hrs x \$100 = \$3,000) for updating inventory through the public outreach efforts; updating criteria for prioritization of sites; eligibility determinations; educating owners on risks/benefits of the program; identifying/recommending additional sites to add to inventory; eligibility determinations; and educating property owners on the risks and benefits of the program. Supplies (\$140): copies, faxes, and phone. Travel (200 miles x \$0.55/mile = \$110) for windshield inventory surveys and attend meetings. **Outputs:** Up to 15 Brownfields Steering Committee meetings over the course of the grant period; updated inventory and electronic database of potential Brownfields sites. Brownfield site database will be geo-referenced and geographically presented on aerial photographic maps using GIS software, data imported to PCEDC's web site for access by the public. PCEDC will provide additional in-kind development support to manage the Brownfields program at no cost to the grant.

Task 4 - Phase I and Phase II Assessments: For each grant, PCEDC (60 hrs x \$30/hr = \$1,800 + fringe at \$7.50/hr = \$450) for program oversight, coordination, and attendance at meetings and QEP (\$148,875). QEP to conduct up to 5 Phase I ESAs for hazardous sites (5 x \$4,275 each = \$21,375) and 7 Phase I ESAs for petroleum sites (7 x \$3,500 each = \$24,500). Phase I ESAs will be prepared in accordance with ASTM 1527-13 and EPA's AAI rule. Phase II ESAs for at least 3 hazardous substance sites (3 x \$42,500 each = \$127,500) and 5 petroleum sites (5 x \$24,875 each = \$124,375). Eight Site-Specific QAPPs (SSQAPPs) will also be completed as part of the Phase II ESAs. Upon completion of each Phase II ESA, one public meeting for each site to be held on results of the Phase II investigations. Supplies (\$115): copies, faxes, and phone. Travel (200 miles x \$0.55/mile = \$110) for site visits. **Outputs:** 5 Phase I ESAs and 3 Phase II ESAs for haz substances sites (QEP total hazardous = \$148,875); 7 Phase I ESAs and 5 Phase II ESAs for petroleum sites (QEP total petroleum = \$148,875); 8 Site-Specific QAPPs

(SSQAPPs) for the Phase IIs; and one public meeting for each Phase II site. PCEDC to also provide additional in-kind development support to manage the program at no cost to the grant.

Task 5 - Cleanup Planning & Reuse Planning: For each grant, PCEDC (60 hrs x \$30/hr = \$1,800 + fringe at \$7.50/hr = \$450) and QEP (\$21,750). PCEDC activities: preparing for/attending one planning meeting with the QEP, MEDEP, and/or EPA for each site. QEP activities: conducting reuse/cleanup planning for up to 3 of the hazardous substances sites (3 x \$2,250 = \$6,750) and up to 5 of petroleum sites (5 x \$1,850 = \$9,250); Analysis of Brownfields Cleanup Alternatives (ABCA) & Remedial Action Plan (RAP) for up to 3 of the hazardous substances sites (3 x \$5,000 = \$15,000) and 5 of the petroleum sites (5 x \$2,500 = \$12,500). RAPs to be completed based on proposed reuse/planning scenarios and submitted to MEDEP Voluntary Response Action Program (VRAP). Supplies (\$150): copies, faxes, and phone. **Outputs:** 3 ABCAs/RAPs and reuse/cleanup planning for the 3 hazardous substance sites (QEP total hazardous = \$21,750) and 5 ABCAs/RAPs and reuse/cleanup planning for the 5 petroleum sites (QEP total petroleum = \$21,750), including one public meeting after completing the ABCA/RAP for each site.

2.b.ii. Budget Table:

Budget Category (Hazardous Substance)	Task 1: Cooperative Agreement	Task 2: Community Outreach	Task 3: Inventory & Selection	Task 4: Phase I & Phase II ESAs	Task 5: Cleanup Planning	Total Cost
Personnel	\$3,000	\$3,000	\$1,800	\$1,800	\$1,800	\$11,400
Fringe	\$750	\$750	\$450	\$450	\$450	\$2,850
Travel	\$2,500	\$110	\$110	\$110	\$0	\$2,830
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$390	\$140	\$115	\$150	\$1,295
Contractual	\$5,000	\$3,000	\$3,000	\$148,875	\$21,750	\$181,625
Subtotal Haz:	\$11,750	\$7,250	\$5,500	\$151,350	\$24,150	\$200,000
Budget Category (Petroleum)	Task 1: Cooperative Agreement	Task 2: Community Outreach	Task 3: Inventory & Selection	Task 4: Phase I & Phase II ESAs	Task 5: Cleanup Planning	Total Cost
Personnel	\$3,000	\$3,000	\$1,800	\$1,800	\$1,800	\$11,400
Fringe	\$750	\$750	\$450	\$450	\$450	\$2,850
Travel	\$2,500	\$110	\$110	\$110	\$0	\$2,830
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$390	\$140	\$115	\$150	\$1,295
Contractual	\$5,000	\$3,000	\$3,000	\$148,875	\$21,750	\$181,625
Subtotal Petro:	\$11,750	\$7,250	\$5,500	\$151,350	\$24,150	\$200,000
TOTAL:	\$23,500	\$14,500	\$11,000	\$302,700	\$48,300	\$400,000

2.c. Ability to Leverage: PCEDC works hard to maximize combined funding sources, implement successful projects, and find other sources of funding. PCEDC is prepared to seek additional resources to fund supplemental assessment and cleanup activities. Sources of funding for assessment include: MEDEP’s 128a assessment funding; EPA’s Targeted Brownfields Assessment (TBA) Program; and municipal funding (taxes or bonds). Sources of funding for cleanup include: Community Development Block Grant (CDBG) Non-Profit Development funds (\$250,000); Maine Department of Economic and Community Development’s (DECD’s) Brownfields Revolving Loan Fund (\$200,000); and the MEDEP’s Municipal Brownfields Remedial Program (\$50,000 per site). In addition, PCEDC was awarded an \$800,000 RLF in FY2012. While this RLF and the DECD monies are not considered direct leveraged funds (same EPA funding) these funds act as catapults to incentivize developers.

Following assessment under PCEDC’s FY09 Brownfields Assessment Grant, PCEDC assisted with the securing and successful completion of over \$1.88M in EPA Brownfields Cleanup for the former Moosehead Mill in Dover-Foxcroft (\$400,000 EPA Site-Specific Cleanup Grants to Pine Crest Development Corporation, \$415,000 EPA Cleanup RLF Subgrants to Pine Crest, and \$1,073,000 EPA Cleanup RLF Loans to the new owner, Mayo Mill, LLC). In 2015, this historic industrial mill was ultimately converted into a multi-use commercial and

residential development center. The US Commerce Department also awarded a \$1.5M Economic Development Administration (EDA) grant to Pine Crest for redevelopment of a high-capacity data center and office plaza in a portion of the Mill. These funds have leveraged the creation of over 60 new jobs and generated over \$11 million in private investment for this highly successful Brownfields assessment, cleanup, and redevelopment project.

Currently Available Leveraged Funds: Pine Crest Development Corporation, a local non-profit, currently has \$1.5 million in available leveraged funds granted through the EDA in 2012. In 2013, the Town of Milo received a CDBG Community Enterprise Grant in the amount of \$340,000 for downtown street improvement. In addition, a local business owner who is expanding in Brownville has received \$90,000 in CDBG Microenterprise funds (\$45,000 in grant and \$45,000 in matching loan). Greenville has received two Microenterprise grants this cycle totaling \$52,000.

Central Maine & Quebec Railway (CMQR) have actively invested \$22 Million over the last 2 years in expanding service and improving their tracks. They joined with the Maine Department of Transportation (MEDOT), the Maine Northern Railway, Eastern Maine Railway, and Pan Am in an application for funding under the TIGER program. This application was awarded \$20Million with the total project cost at \$37,348,516. CMQR’s portion of the TIGER funding is \$6Million with a direct match of \$4Million coming from CMQR. The greatest portion of their investment will be within Piscataquis County. ***Leveraged funding letters are included in Attachment D.***

3. Community Engagement and Partnerships

3.a.i. Community Involvement Plan: In collaboration with our municipal/town managers, community leaders, partner Community Organizations (COs), and interested citizens, PCEDC established a strong community engagement plan as part of its FY09 assessment and FY12 RLF grants. ***We provided 17 different communities with 2 Brownfields educational brochures created to highlight the program and solicit input on our Brownfields inventory. We also successfully conducted public outreach meetings and generated 5 press releases on the PCEDC Brownfields program.*** Between 2010 and 2013, we also held multiple site-specific public meetings including several meetings regarding assessment results and cleanup planning on both the Maine Leathers Tannery and Moosehead Mill in Dover-Foxcroft.

We have amended our existing program to meet our communities’ needs and to add new members to the Brownfields Steering Committee. The Steering Committee will work to ensure community interests are understood and incorporated into cleanup and redevelopment plans. Outreach and input from the public will be conducted with active assistance from PCEDC’s partner COs, Town Managers, and members of the Steering Committee. During the proposed public meetings, PCEDC will solicit public input and seek community participation in site selection, cleanup, and site reuse options. Outreach will start with grant announcements and will continue throughout the grant period. Particular emphasis will be placed on reaching the respective municipality’s most sensitive populations that are disproportionately affected by their respective brownfield sites.

Local informational and educational training programs on environmental risk will be conducted by PCEDC and their QEP. We will reach out to local schools to partner with us in communicating Brownfields activities and to garner interest in environmental awareness.

Method	Description of PCEDC’s Public Outreach Initiatives
Program Web Site	PCEDC’s website has a Brownfields section, which contains postings for public meetings, meeting minutes, project updates, reports, and is regularly updated. Partner COs also have information or links on their web sites.
Information Repository	PCEDC will maintain a central repository of program-related documents and communities will be provided copies of Brownfields reports in their community.
Public Meetings	Public meetings to solicit input on Brownfields site inventory/selection process and communicate progress of assessment phases and development of the remedial/reuse plans; at least 2 meeting per year and meetings will be co-hosted with partner COs; held outside of normal working hours throughout the County to increase attendance. Public meeting will also be held after completion of each Phase II ESA.
Newsletters	Partner COs will utilize newsletters to promote the program and provide updates.
Newspaper Releases	Program announcements and meetings will be publicized/advertised in local newspapers (Piscataquis Observer and Moosehead Messenger).

Social Media	The program will be promoted via PCEDC's and CO's Facebook pages.
Television	Local government channels may run public service announcements to promote and disseminate results of the program; the segments will precede local Town meetings (which enjoy high viewership).
Door-To-Door	In-person visits to reach out to elderly or disabled individuals about the program.
Flyers	Distribute flyers at senior living centers and other locations utilized by this population.
Brochure	Develop general, site-specific, and marketing Brownfields brochures to promote the program/sites.
E-mail	PCEDC and partner COs will utilize their email networks to announce and promote the program, market sites for reuse/redevelopment, solicit input, advertise meetings, and disseminate results.

PCEDC will involve high school or college teachers and students at select schools to conduct volunteer projects at no cost to the grant. Student involvement will result in more interest from the general public and will help broaden student horizons on environmental and community issues. For example, in reuse analysis of the Derby Shops Railyard in Milo, we will engage Foxcroft Academy High School students from the Environmental & Outdoor Club, the School Newspaper, and Key Club. Students will contribute historical research, environmental hazard information brochures, marketing posters, and video segments of Brownfields related topics.

Another component of the outreach activities will be to market the properties to prospective developers through videos, brochures, and community presentations to local groups and COs, such as the Moosehead Regional Chamber of Commerce (a partner CO with an incredible branding initiative ongoing for the Moosehead Lake and Town of Greenville area). During this proposal's development, PCEDC has also continued discussions with owners of several potential Brownfield properties including the prior sites listed in Milo, Greenville, and Brownville. Our outreach efforts have led to several additional inquiries from other property owners in the area contacting us for more information on the proposal and the eligibility of conducting environmental assessments on their properties. We will continue to hold regular public Brownfields meetings with the Brownfields Steering Committee to further involve our targeted communities in the planning and implementation of our Brownfields assessment program.

3.a.ii. Communicating Progress: Public meetings will be held throughout the performance of the grant period. Specifically, 2 public educational meetings will be held as part of the Public Outreach Task 2; up to 15 public meetings will be held with the Brownfields Steering Committee during the Brownfields Site Inventory, Prioritization, and Selection phase (Task 3); and one public meeting will be held during the completion of the proposed Phase II ESAs (under Task 4, a total of twelve proposed sites during this project) in order to communicate the progress of the assessment work, inform residents/nearby businesses, and brainstorm potential reuse options. We will hold public meetings in each community where a site is selected and overall progress and results will be shared with the community, while we seek community feedback. Prior to meeting in the towns we will communicate with respective town officials to determine the most effective means of conducting the meeting. Additional meetings will be held, as necessary, during additional phases of work including cleanup and reuse planning. PCEDC will maintain a repository of reports and comments.

As the program progresses, outreach efforts on each phase will include web and social media site updates by PCEDC and COs, public access TV coverage, local public meeting advertisements, neighborhood surveys in combination with program/site information flyers, newspaper press releases, respective municipal, PCEDC, and CO e-newsletters and Facebook pages. Our health related COs will also share our communications on project progress and seek feedback from their target groups (low income, disabled, and the elderly constituencies) and we will reach out to local schools to partner with us in communicating the status of Brownfields activities.

The use of television, door-to-door visits, and flyers represent a special focus by PCEDC to involve one of the most sensitive populations, the elderly, recognizing that computer-based methods of communication do not work as effectively as with other segments of the population. One-on-one meetings will be also conducted for other sensitive populations to ensure potential impacts are quickly communicated directly to those at risk. We anticipate that many communication means will be necessary to reach all groups. While English is the most commonly spoken language in PCEDC's region (over 98% of the population speaks English, 2010 census), the PCEDC will translate materials and provide translators, as needed.

3.b.i. Partnerships with Local/State/Tribal Environmental Authority: Through its previously-established Brownfields Assessment and RLF Programs, PCEDC has already developed a strong working partnership with the Maine Department of Environmental Protection (MEDEP); the MEDEP will be PCEDC’s partner throughout the Brownfields assessment, cleanup, and redevelopment processes and will continue to sit on PCEDC’s site selection and cleanup task force committees. Through participation in the MEDEP Voluntary Response Action Program (VRAP), owners will obtain a VRAP “No Action Assurance Letter” or “Certificate of Completion”, which provides liability protections from state enforcement actions, provided the sites are assessed and cleaned up in accordance with the MEDEP regulatory requirements. The MEDEP VRAP program 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.

The MEDEP VRAP personnel were significantly involved in PCEDC’s FY09 assessment grant and continue to be involved with the ongoing FY12 RLF grant, assisting, participating, and/or reviewing petroleum site eligibility determinations, investigation work plans, remedial action approaches, Phase I and Phase II assessment, QAPPs, cleanup plans, health and safety plans, and providing input and guidance regarding the liability protections offered as part of the VRAP. This involvement will continue to ensure that the proposed cleanups during redevelopment will be completed in a long-term, sustainable manner. With this collaboration, MEDEP staff are very familiar with PCEDC, EPA, and COs, having met on an ongoing basis to discuss the status of PCEDC’s Brownfields program.

3.b.ii. Other Governmental Partnerships: PCEDC works closely with the Maine Department of Health and Human Services (DHHS) to evaluate the health impacts in the County. Details of recent assessments will be incorporated into future reports on the Health of the County. DHHS collects data on asthma, cancer, as well as measures other environmental health risks in the County that may affect the disadvantage elderly, children, low-income, and disabled populations. The Maine Center for Disease Control and Prevention (MECDC) and local health department in the target communities will also assist with site-specific contaminant risk assessments to further define local and regional health impacts of Brownfields. EPA’s Brownfield Project Officer also provides key program oversight and guidance, reviews Brownfield documents, and attend key meetings/conference calls.

We are working closely with Eastern Maine Development Corporation (EMDC) other local town officials in Milo, Greenville, and Brownville to assist prospective new owners and developers with business counseling, appropriate loans and grants. We will also work with ME DECD, regional development groups, towns and owners to secure financing for redevelopment. The ME DECD administers the HUD, Community Development Block Grants (CDBG), and an EPA Brownfield RLF program and we will partner with them for these funds, as needed. We will partner with Efficiency Maine Trust (EMT), to promote green building alternatives and encourages the use of renewal energy resources to property owners, potential developers, and communities.

3.c.i. Community Organization Description & Role: PCEDC has assembled a coalition of partner Community Organizations who will assist with ongoing implementation of its Brownfields Program.

Organization	Description and Project Role
Helping Hands with Heart (HHH)	HHH is a local grassroots organization that helps families who live in poverty. HHH will post information on its social media site and invite PCEDC to speak to meetings of constituents regarding Brownfields.
Moosehead Regional Chamber of Commerce	Promotes businesses and stimulates economic growth in the environs of Moosehead Lake. The Moosehead Chamber will partner with PCEDC to present Brownfields to the general public, particularly how they relate to the nature-based tourism industry.
Piscataquis Public Health Council	PPHC is a local Healthy Maine Partnership that works to provide education and health promotion through educational programs, local health resources, and health and environmental policy change. Piscataquis Public Health Council (PPHC) will assist PCEDC by advising on health concerns and by facilitating public education, which is part of its mission.
Charlotte White Center	CWC provides quality community health and social services for adults, children, and families affected by disabilities, behavioral, or mental health challenges. They will be a strategic partner and will be committed to improving quality of life by providing opportunities for personal growth, learning, transformation, employment, and self-fulfillment.
Piscataquis Chamber of Commerce	PCC encourages business attraction and economic growth in the county. They will serve as a member on the Steering Committee and will help disseminate information on Brownfields.

3.c.ii. Letters of Commitment: Letters of commitment are provided in *Attachment E*.

4. Project Benefits

4.a.i. Health and/or Welfare Benefits: Our project benefits reflect Livability Principals and sustainable equitable development outcomes. Our benefits will improve health conditions, provide job creation, remove blight, enhance recreation opportunities and greenspace, and create affordable housing. Threats to human health and the environment will be identified/posted, which will decrease the exposure potential. Our project partners and COs discussed above will provide education to the at risk parties to reduce their exposure. Reducing exposure will decrease adverse health impacts including cancer, asthma, lead exposure, and various ailments attributed to inhalation, dermal contact, and ingestion of contaminated media (soil, dust, air, and water) previously identified.

Other health benefits include physical and psychological as a result of increased opportunities for outside recreation and exercise. Examples of each of these items can be seen in the Brownfields in Greenville, Milo, and Brownville described in Section 1.a.iii. These sites contribute to the blighted nature of the downtowns and waterways. This grant will focus on abandoned gas stations, abandoned or underutilized industrial/commercial facilities, a high-tech railyard for servicing rail cars and locomotive engines, and aging and potentially contaminated educational infrastructure. Specifically, assessment and cleanup at the Derby Shops Railyard in Milo will lead to reduction in hazardous substances released and facilitate property transfer, revitalization, and creation of new well-paying jobs for local residents, most of which are from low income populations. The Brownville and Milo Elementary Schools and Penquis High School in Milo could be assessed for hazardous building materials, due to their age and construction. These schools combined serve over 1,000 children, and assessment is the first step in providing a healthy learning and living environment to the County's youth. Former petroleum refueling and industrial sites on the shoreline of Moosehead Lake, one of the County's greatest assets, would be assessed and cleaned up in an effort to reduce potential impacts of vapors from the former gas stations and protect/restore the natural water resources, where residents and visitors recreate and would also create additional open public greenspace in Greenville. These health benefits would likely include a reduction of County cancer rates, respiratory illnesses (e.g., asthma), and exposure to lead.

Welfare benefits include enhancing the well-being of area residents by making the local area more self-sufficient. This is accomplished by providing more local jobs, creating affordable housing for seniors and families living in poverty with young children, developing a senior social meeting center, facilitating recreational opportunities, reducing crime, eliminating blight, and creating opportunities for people to grow their own food on sites that are transformed from impacted "lots to gardens". This will also provide opportunities for people to grow their own food, create access to affordable food, and to involve youth as leaders. It helps families develop skills and build influence for lifelong and community-wide change. These developments will reduce stress and depression and increase community pride.

4.a.ii. Environmental Benefits: It is expected that contaminants will be discovered and delineated with the sediments of the nearby surface water bodies, in groundwater which serves as drinking water sources for private and public water supply wells, in the dust and soil that surround many of the brownfield sites, and in old building materials that pose exposure risks to workers, residents, and children. Another primary environmental benefit is the protection of drinking water sources, groundwater, and surface waters from petroleum and hazardous substance releases. Identification of pollutants, pathways, and environmental receptors and subsequent clean-up will reduce contamination of air, surface and ground waters, and soils. It is anticipated that assessment and cleanup planning of the 12 targeted Brownfields sites in this proposal will lead to cleanup and revitalization of at least 25 acres of impacted land within the targeted communities of Greenville, Milo, and Brownville.

4.b.i. Planning, Policies, and Other Tools: Many of the communities in our region contain components of the comprehensive plan and ordinances that promote sustainable development. In addition, the Moosehead Lake Region is in the midst of a major branding campaign, with support from local businesses, the chamber, PCEDC, and Moosehead Lake Region EC. The goal of the branding efforts is to increase tourism in the Moosehead Lake Region, increase the number of living wage jobs, and ultimately draw new residents to the area.

Reuse of infrastructure, Historical building preservation, and preventing sprawl: Many of the Brownfield sites are located in the target village center areas, and communities have adopted historical design and construction standards emphasizing and incentivizing rehabilitation and renovation. Buildings, water/sewer services, parking, and transportation access, where available, are in place to be reused as part of the project. Several communities have completed significant utility capital improvements over the past decade. For example, the Brownfields

redevelopment of the former Ox-Yoke Originals Mill in Milo into the Three River Hardware Store and mixed-use Brownfields redevelopment of the former Moosehead Mill in Dover-Foxcroft utilized and repurposed existing 25,000 square-foot and 150,000 square foot mill building and public utilities, respectively. Reuse of this infrastructure promotes smart growth principles.

Sustainable Reuse: Reuse plans will need to consider low-impact storm water management, and employment of energy efficiency in adapted Brownfields buildings. For example, the historical mixed-use redevelopment of the former Moosehead Mill in Dover-Foxcroft is LEED certified and includes the implementation of hydroelectric, solar power, and geothermal systems for a green facility.

Re-Use of Demolition Materials and Green Cleanups: We will continue to employ sustainable assessment, cleanup and development practices through the reuse of non-hazardous building materials and crushed demolition debris when possible, along with the use of existing granite curbing for landscaping. Developers will also be encouraged to consider green cleanups and implementing EPA Region 1's Green Remediation Policy principles into their sustainable redevelopment plans, so building materials can be reused and/or recycled.

4.b.ii. Integrating Equitable Development or Livability Principles: PCEDC will strive for development that is fair to all demographics including low-income, the elderly, and families with children. Our project promotes sustainable and equitable development outcomes that match the town and regional comprehensive plans. Efforts to integrate equitable development/livability principles will abide by strict local building codes. PCEDC will assist developers and town managers in retaining jobs and expanding employment goals by hiring local (goal of at least 10%) and supporting existing companies, creating more tourism-related year round jobs, and attracting small start-up companies. The use of open and transparent processes that engage relevant stakeholders increases resident buy-in to local government initiatives and increases the ability to meet the needs of all members of a community, which are components critical to social sustainability. PCEDC has convened a network of social service, educational, and other governmental partners to meet the needs of its member communities. Neighborhood-level efforts toward revitalization are used to reduce homelessness, improve the quality and availability of affordable housing; and give residents a greater voice in local decision making.

4.c.i. Economic or Other Non-Economic Benefits: As blight is removed, nearby residents and business owners see signs of community improvement and become more willing to make their own investments. Reuse will create redevelopment as a mix of housing and commercial uses. Reusing infrastructure and preventing sprawl has both social and economic benefits. Infill using the downtown sites will improve downtowns, maintain walkable communities, and attract investment and tourists. Redevelopment of Brownfields sites in Greenville, Milo, and Brownville will put businesses back on tax rolls. The former schools in Greenville and Brownville has been identified for affordable housing and greenspace. PCEDC is starting to witness the fruits of past Brownfields dollars in our communities.

Moosehead Mill in Dover-Foxcroft: In 2012, this site was assessed using PCEDC Brownfields dollars and was awarded a \$1.5M Economic Development Administration grant and utilized over \$1.88M in Brownfields cleanup dollars. The mixed-use historical redevelopment has created over 60 new jobs and generated over \$11M in private investment. This welcome sign signifies the County is a viable location for redevelopment.

Ox-Yoke Originals Site in Milo: Reuse and conversion of existing infrastructure (former mill building) into the Three Rivers Hardware Store, creating 7 full-time jobs and second phase of redevelopment for a future large-scale commercial greenhouse development with an additional 10 to 20 full-time jobs projected.

Maine Leathers Tannery in Dover-Foxcroft: Assessed through MEDEP and PCEDC Brownfield funding and cleaned up through \$600,000 in USEPA Cleanup Grant funding this former tannery site has now been redeveloped as a 36-acre public park with a network of walking and hiking trails and open spaces for public gatherings with access to the Piscataquis River for fishing, swimming, and kayaking. This site is a prime example of redevelopment of a Brownfield for social benefit, when direct economic redevelopment was unlikely.

4.c.ii. Job Creation Potential: Partnerships with Workforce Development Programs: Brownfields and job training dovetail well with three nearby learning centers: Eastern Maine Community College (EMCC) offers associate degrees in building construction and civil engineering. Tri-County Technical Center (TCTC) teaches building trades and has a pre-technical program with emphasis on renewable energy at the secondary school level. Piscataquis Valley Adult Education Cooperative (PVAEC) offers a wide variety of subject matter for enrichment,

certificate, or credit and keeps its offerings fresh to meet the needs of the community. PCEDC and EMCC share a campus in Piscataquis County fostering interaction between EMCC and Brownfields job potential. PVAEC will move to the campus during 2014. The leader of TCTC joined PCEDC's Council for 2014, providing outreach to that institution for training. Developers and property owners will be encouraged to hire locally (with a goal of at least 10% of work going to local businesses).

5. Programmatic Capability and Past Performance

5.a. Programmatic Capability: PCEDC has a proven management strategy and knows what is required to successfully manage, track, conduct, and close-out an EPA Brownfields Grant. This project will be managed by Mr. Christopher Winstead, who successfully has managed the FY 2012 EPA Brownfields RLF Grant, since his joining PCEDC as the Executive Director in February, 2015. In addition to the FY 2012 RLF Grant, Mr. Winstead has managed the USDA RLF awarded in 2014 for PCEDC. Mr. Winstead attended the EPA Brownfields Conference this past August/September 2015 and received supplemental valuable training in program and grant management at the conference. Prior to starting with PCEDC, Mr. Winstead was a Federal Employee working in the US House of Representatives, where his focus was Business and Economic Development. Mr. Winstead has a background in Banking and Finance and worked 8.5 years as a Commercial and Consumer Lender and Branch Manager for two local community Banks. He had a lending authority of \$500,000 and was trained in underwriting and loan review, participated in ALCOA, and the Security and Compliance Committee.

PCEDC will also procure the services of a Qualified Environmental Professional (QEP) to provide technical support. The QEP and other contractors, will be procured in accordance with 40 CFR Parts 30 and/or 31. In the event of employee turnover, the Executive Committee of PCEDC has the resources and flexibility to maintain project leadership and to recruit qualified staff, if necessary. Furthermore, PCEDC has successfully managed EPA and other federal grants in the past, including over \$10 million in federal, state, private foundation, and corporate grants since 2008. PCEDC's QEP, MEDEP, and EPA staff will also provide direction and input on the programmatic requirements of the Brownfields program.

5.b. Audit Findings: PCEDC has not been cited for program deficiencies, adverse audit findings, management problems (compliance reporting or fund expenditures) for local, state, or federal projects (including Brownfields).

5.c.i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance: PCEDC was awarded a FY2012 Brownfields RLF. To date, \$328,000 in subgrants and \$335,000 in loans have been awarded. PCEDC was also awarded a \$200,000 FY2009 Brownfields Hazardous Substances Assessment Grant that was successfully completed in 2011. This grant has been closed out with 100% of the funds expended. PCEDC had an approved Work Plan and Cooperative Agreement with EPA and maintained full compliance with its schedule, terms, and conditions throughout both grant periods. All required quarterly reports, ACRES updates, and financial status reports have also been completed in a timely manner; PCEDC made great progress towards achieving the expected results of the two grants and is eager to continue its past success with new assessment funding in order to help sustain the RLF grant.

2. Accomplishments: Our cooperative agreement oversight and program development for the \$200,000 FY2009 Hazardous Substance Assessment Grant included the creation of and meetings with the Brownfields Committee, selection of a QEP, attendance at EPA and MEDEP conferences, and on-going status reporting to EPA (quarterly reports and regular updates to ACRES). Community outreach and a Brownfields inventory were completed (2 Brownfields brochures were developed, 3 public outreach meetings conducted, electronic and geographically-coded inventory of Brownfield sites was developed with over 100 potential Brownfields, and ranking criteria established). 4 Phase I, 5 Site-Specific QAPPs, 2 Phase II ESAs, 4 Hazardous Material Inventories, remediation planning (ABCAs) at 4 sites, and USEPA-funded cleanup at 3 sites. These sites include Ox-Yoke Originals, Moosehead Mill, Maine Leathers, Central Hall, and Pride Manufacturing. Each of these sites had significant developer interest or redevelopment potential and are currently at various stages in the redevelopment process. ***Ox-Yoke Originals in Milo was written up as an EPA Brownfields Success Story with its first phase of infrastructure reuse and redevelopment into the Three Rivers Hardware Store and the former Moosehead Manufacturing Co. Mill in Dover-Foxcroft was recently redeveloped as a mixed-use historic commercial and residential development, which leveraged the creation of over 60 new jobs and generated over \$11 million in private investment; it will soon likely be an EPA Success Story as well.***

ATTACHMENT A

**Threshold Criteria for Assessment Grants
PCEDC FY2016 EPA Brownfields Assessment Grant**

ATTACHMENT A
THRESHOLD CRITERIA

1. Applicant Eligibility

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

2. Letter from the State/Tribal Environmental Authority

A letter from the State of Maine Department of Environmental Protection (Maine DEP) Brownfields Coordinator acknowledging that PCEDC is applying for federal grant funds and plans to conduct assessment activities is included as **Attachment C**.

3. Community Involvement

Overall, PCEDC will hold up to three open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publically via e-mail, a legal announcement in the local newspaper(s), and on PCEDC's and the target communities' websites, door-to-door fliers, and will make meeting minutes publically available. We will communicate the progress of our Brownfield assessment program to citizens through regular status updates available on PCEDC's website; reports available for review at our office and at the target communities' Town Halls; updates broadcast on the Community TV channel, press releases, legal ads, and other public notices, as needed; and through local news coverage of public meetings including the Brownfields public outreach and education meetings and subsequent meetings for each specific assessment site.

We will submit press releases on PCEDC's Brownfields program to local newspapers including the *Piscataquis Observer and Moosehead Messenger*. The majority of the community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed. Through its prior successful EPA Brownfields FY09 assessment grant program and EPA Brownfields FY12 RLF grant program, other state/federal grant programs, and community initiatives, PCEDC already has a strong and successful outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media (Facebook) to promote public awareness. PCEDC is always exploring new techniques and technology to solicit greater input from a broader segment of the community, particularly the disproportionately disadvantaged populations that we have identified in our grant application. For this grant application and to continue upon the successes of the prior Brownfields assessment and cleanup planning grant work, we are targeting specific and select communities with prime downtown districts along major river and lakes within Piscataquis County including the Towns of Greenville, Milo, and Brownville, which are key economic service centers in the County. These communities will be the initial focus areas for our targeted outreach sessions in order to develop immediate action strategies out of the gate.

Many of the sites that will be included in the Program are contaminated sites located primarily in our target areas although, based on our existing Brownfields inventory, many more are found throughout our member communities. As noted, the economic service centers located in Greenville, Milo, and Brownville will concentrate our efforts for our program. PCEDC's target areas consist of remnants of our 150+ year industrial and commercial past and for the past 50+ years, our target area has been in measurable decline. Many textile and paper mills, tanneries, and shoe factories, along with their supporting commercial retail properties, such as gas stations and dry cleaners have been abandoned

and remain unoccupied and vacant. The majority of these buildings were constructed in the 1800s and its central place in the economy and the lives of those who worked in its many historical industries through the early 20th century has been lost. With new Brownfield funding, the focused target areas of Greenville, Milo, and Brownville can continue to be revitalized and become the catalyst to further invigorate sustainable redevelopment and growth throughout the region.

4. Site & Property Ownership Eligibility

This criteria is **Not Applicable** to this grant application. This application is for community-wide hazardous substances and petroleum assessment funding; therefore, information regarding specific site eligibility will not be included in this application. The specific sites included in the Hazardous Substances and Petroleum Assessment Program will be finalized through the final inventory and site selection process discussed in our grant application and project description sections, which includes a Site Nomination Form, Site Selection Scoring Form, and Site Access Agreement Form.

ATTACHMENT B

**Documentation of Applicant Eligibility
PCEDC FY2016 EPA Brownfields Assessment Grant**

Documentation of Applicant (PCEDC) Eligibility

The PCEDC regularly acts as the contract agent for Piscataquis County, in developing and administering a countywide economic development program. This agency relationship is expressly authorized in the section below (Maine Revised Statutes, Title 30-A, Section 125A 7-8 (in bold italics)). Therefore, the PCEDC qualifies as a “Land Clearance Authority or other quasi-governmental entity that operates under the supervision and control of, or as an agent of, a general purpose unit of local government.” (The unit in this case is Piscataquis County.)

§125. Economic and community development

1. Budget authority. Subject to the provisions of chapter 3, subchapter 1, the county commissioners in each county have the power to raise, appropriate, borrow and expend money for the purposes of county economic and community development, subject to the following provisions and limitations.

A. As used in this section, "county economic and community development" means assisting or encouraging the creation or preservation of new or existing employment opportunities for residents of a county, or any of its municipalities, through one or more of the following activities:

- (1) Development of new sites for the physical location, settlement or resettlement of new or expanded manufacturing, fishing, commercial or other business enterprises to be located within the county, including surveying, payment of related costs for surveying, land acquisition, land use and environmental permitting, engineering, legal services and infrastructure development;
- (2) Constructing or financing the development of new community industrial buildings, as defined in Title 5, section 13120-B, to be located within the county;
- (3) Redevelopment of existing structures located within the county for commercial, industrial or mixed use;
- (4) Construction, financing or operating assistance to necessary publicly owned transportation facilities, including facilities for passenger and cargo transportation;
- (5) Provision of local matching funds for any state or federal transportation project, community development grant or rural development grant to the county or any of its municipalities, intended to achieve purposes substantially similar to those listed in subparagraphs (1) to (4);
- (6) Financial participation in any county economic and community development project organized or funded on a regional basis by 2 or more participating counties. For this purpose, the county commissioners may provide assistance to a regional project to be located in whole or in part outside of that county only upon a finding by the commissioners that the project will confer a substantial economic benefit on the county providing the assistance;
- (7) Funding the annual salary and operating expenses of a county economic development officer, development agency or development office subject to approval by***

*a majority vote of the county budget committee or county advisory budget committee;
and*

(8) Necessary contractual services for any of the purposes stated in this paragraph.

[2007, c. 321, §1 (AMD).]

B. All borrowing by the county commissioners for the purposes of this section is subject to the following limitations:

(1) All bonds issued by the county commissioners for the purposes of this section must be approved by a majority vote of the county budget committee or county advisory budget committee. All bonds must be approved prior to issuance by the voters of the county by referendum vote in accordance with section 938, except that a referendum for this purpose may be conducted at any regular or special county election at which the total number of votes cast for and against the proposed bond issue is equal to at least 50% of the total number of votes cast in the county for all gubernatorial candidates in the most recent gubernatorial election.

(2) The aggregate unpaid principal amount of all bonds issued under this section may not exceed 2% of the most recent taxable valuation of the county, as certified by the State Tax Assessor pursuant to Title 36, section 381, adjusted to 100%.

(3) A county may not incur debt or issue bonds under this section if such debt or bonds, in combination with other county debt then outstanding, would cause the county to exceed limitations on total county debt otherwise provided by law.

(4) All bonds issued under this section must be for capital project costs only and may not be used to fund the annual operating or program expenses of any agency, facility, program or office. The commissioners shall deposit the proceeds of any bond issued under this section to a capital project account for the project concerned, established in accordance with section 921. Bond proceeds deposited to a capital project account may be used only for purposes of financing or completing the project concerned and for no other purposes. Any funds remaining in the capital project account upon completion or termination of the project concerned must be used by the commissioners to prepay any debt incurred by the county for that project. If the terms of a particular bond issued under this section prohibit prepayment of the bond, any funds remaining in the capital project account upon completion or termination of the project concerned may be transferred to another capital project account or used to retire other county debt. [2007, c. 321, §1 (AMD).]

Also attached please find the following documents:

Award of 501(c)(3) status for the PCEDC, dated 12/17/1999

Verification of 501(c)(3) status for the PCEDC, dated 1/7/2008

Certification of good standing to the PCEDC, dated 11/8/2013

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 17 1999

PISCATAQUIS COUNTY ECONOMIC
DEVELOPMENT COUNCIL
C/O DONNA L HATHAWAY
PO BOX 325 8 E MAIN ST
DOVER FOXCROFT, ME 04426

Employer Identification Number:

01-0521521

DLN:

17053232030019

Contact Person:

PATRICIA JACKSON

ID# 52635

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Foundation Status Classification:

170(b)(1)(A)(vi)

Advance Ruling Period Begins:

September 18, 1998

Advance Ruling Period Ends:

December 31, 2002

Addendum Applies:

No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

Letter 1045 (DG/CG)

PISCATAQUIS COUNTY ECONOMIC

will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

Letter 1045 (DC/CG)

PISCATAQUIS COUNTY ECONOMIC

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your annual return available for public inspection without charge for three years after the due date of the return. You are also required to make available for public inspection a copy of your exemption application, any supporting documents and this exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are made widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

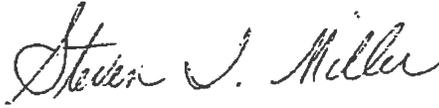
Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

PISCATAQUIS COUNTY ECONOMIC

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



Steven T. Miller
Director, Exempt Organizations

Enclosure(s):
Form 872-C

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248421964
Jan. 07, 2008 LTR 4168C E0
01-0521521 000000 00 000
00021911
BODC: TE

PISCATAQUIS COUNTY ECONOMIC
50 MAYO ST
DOVER FOXCROFT ME 04426



010527

Employer Identification Number: 01-0521521
Person to Contact: Ms. Mitchell
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of Dec. 28, 2007, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in December 1999, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

State of Maine



Department of the Secretary 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 reports of organization, amendment and dissolution of corporations and annual reports filed by the same.

I further certify that PISCATAQUIS COUNTY ECONOMIC DEVELOPMENT COUNCIL is a duly organized nonprofit corporation without capital stock under the laws of the State of Maine and that the date of incorporation is September 18, 1998.

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 nonprofit 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, Maine, this eighth day of November 2013.



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

Matthew Dunlap
Secretary of State

ATTACHMENT C

**Letter from State of Maine Department of Environmental Protection (MEDEP)
PCEDC FY2016 EPA Brownfields Assessment Grant**



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 Piscataquis County Economic Development Council ("PCEDC") plans to conduct site assessments and is applying for federal Brownfields grant funds.

Chris Winstead of PCEDC 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 PCEDC 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
Chris Winstead, PCEDC

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

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

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

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

ATTACHMENT D

**Documentation of Committed Firm Leveraged Resources
PCEDC FY2016 EPA Brownfields Assessment Grant**

Maine Regional Railways Project

Rural

APPLICANT/SPONSOR: Maine Department of Transportation

TIGER GRANT AWARD: \$20,000,000

TOTAL PROJECT COST: \$37,348,516

PROJECT DESCRIPTION:

This TIGER grant will provide funding to rehabilitate approximately 380 miles of track throughout Maine, removing long-standing bottlenecks and creating faster and more reliable freight service. Led by Maine DOT, the project is backed by a partnership of the Maine Northern Railway, Central Maine and Quebec Railway, Eastern Maine Railway, and Pan Am Railways. Project upgrades include new rail, ties, and surfacing, upgraded road crossings, and the construction of additional yard tracks and more efficient configurations.



MAINE

PROJECT HIGHLIGHTS AND BENEFITS:

Leveraging the investment that Maine DOT and USDOT made in the Aroostook County Railroad Preservation and Rehabilitation Project in a 2010 TIGER grant, this project extends the investment to the rail infrastructure on the north and eastern side of Maine. The project will result in timetable speeds of no lower than 25 mph throughout the network and the elimination of numerous bottlenecks that have long plagued traffic in this region.



U.S. Department
of Transportation

www.transportation.gov/tiger

TIGER



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



PAUL R. LEPAGE
GOVERNOR

GEORGE C. GERVAIS
COMMISSIONER

April 22, 2015

John Simko
Town of Greenville
7 Minden Street
PO Box 1109
Greenville ME 04441

Dear Mr. Simko:

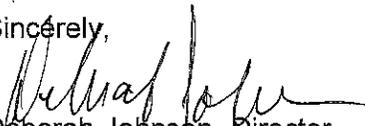
I am pleased to inform you that after review of your 2015 CDBG Micro-Enterprise Assistance Grant program application, the Office of Community Development (OCD) is inviting the Town of Greenville into the project development phase of the application process for Katahdin Cookie Works and for Leisure Life Resort. This invitation is contingent upon receipt of funding from the federal Department of Housing and Urban Development (HUD). We have reserved \$92,000 for your projects.

This invitation IS NOT a guarantee of funding or permission to begin the project or expend funds for proposed project activities. OCD has yet to receive our annual budget allocation from HUD. Therefore, we are inviting you to begin planning and administrative tasks only at this time. As a condition of your award, your attendance is required at the CDBG Implementation/Certification Workshop to be held in Augusta on June 18 & 19. Further details will be forthcoming.

Terry Ann Holden has been assigned as the Program Development Manager from our office to work with your community through the completion of this process. Terry Ann will be contacting you in the near future or you may telephone her at 624-9814.

Congratulations on your selection to proceed in the application process. Best wishes toward the successful completion of your project.

Sincerely,


Deborah Johnson, Director
Office of Community Development

/sjb

cc: Terry Ann Holden
Ken Woodbury, Town Manager of Sangerville



Paul R. LePage
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



George C. Gervais
COMMISSIONER

December 18, 2015

Christopher Winstead, Executive Director
Piscataquis County Economic
50 Mayo Street
Dover-Foxcroft, Maine 04426

Dear Mr. Winstead:

Please include this letter to support the Piscataquis County Economic Development Council's (PCEDC) request for continued Brownfields Assessment funds from USEPA.

As the designated CDBG Technical Assistance provider for Piscataquis County, PCEDC has the resources and experience to leverage Brownfields funds with CDBG TA assistance in support of site re-development. This role is increasing in relevance as your program matures.

The Maine Department of Economic and Community Development (DECD) is pleased to support PCEDC in their application for 2015 Brownfields funding. At DECD, our mission is to help communities and businesses prosper through a variety of programs providing everything from targeted tax relief to community block grants to tourism marketing.

DECD and its partners show companies how to benefit from tax credits and reimbursements, Research and Development, capital loans, even direct investment. Every year, we help Maine communities attract jobs and grow their infrastructure with unique financing programs.

In addition to the Brownfields Revolving Loan Fund Program that DECD administers, DECD also administers the Community Development Block Grant. PCEDC is a partner in both of these programs and, as a result of their efforts, have made and continue to make significant investments in their community resulting in strengthening their tax base and creating jobs.

We are pleased to support PCEDC by assisting them in utilizing DECD cleanup monies for eligible sites further leveraging Brownfields monies that may be utilized for redevelopment of eligible sites and to promote economic development within Piscataquis County. We wish you continued success with Piscataquis County Brownfields Assessment program.

Should you require further information, please do not hesitate to contact me at #(207) 624-9817.

Sincerely,

Deborah Johnson, Director
Office of Community Development

ATTACHMENT E

**Letter of Commitment from Community Organizations
PCEDC FY2016 EPA Brownfields Assessment Grant**

3 Shore Road North
Dover-Foxcroft, Maine 04426

December 16, 2015

Christopher Winstead, Executive Director
Piscataquis County Economic Development Council
50 Mayo Street
Dover Foxcroft, ME 04426



Dear Mr. Winstead;

Organized in 1997, Helping Hands with Heart (HHH), a grassroots organization whose mission is to support the social, economic and development needs of children and families, especially families who live in poverty. We are pleased to express support for the Piscataquis County Economic Development Council's (PCEDC's) application to the EPA for a Community-Wide Assessment Grant for Piscataquis County.

Supporting the Piscataquis County Economic Development Council (PCEDC) in its efforts to improve the health and welfare of Piscataquis County residents, increase economic opportunities and provide a clean environment for children and families is a natural extension of the values and mission of Helping Hands with Heart.

As a community partner, Helping Hands with Heart looks forward to partnering with PCEDC to assist in informing and educating families about the benefits of the Brownfields program through posting information on the group's social media site and other means of electronic communication. In addition, HHH will ask PCEDC to speak at HHH meetings to better advocate on behalf of healthy communities through redevelopment.

HHH is eager to partner with PCEDC as we work through identifying contaminated properties, assessment, cleanup, and redevelopment of said properties. The Brownfields program is critical to improving our community and in increasing the well-being of children and families throughout Piscataquis County.

Sincerely,

A handwritten signature in black ink, appearing to read "Sue Mackey Andrews". The signature is fluid and cursive.

Sue Mackey Andrews
Helping Hands with Heart
Co-Chair Person



480 Moosehead Lake Rd
Greenville, ME
207-695-2702
Mooseheadlake.org

December 16, 2015

Christopher Winstead, Executive Director
Piscataquis County Economic Development Council
50 Mayo Street
Dover Foxcroft, ME 04426

Dear Mr. Winstead;

The Moosehead Lake Region Chamber of Commerce strongly supports the Piscataquis County Economic Development Council's (PECDC's) grant application for funding environmental site assessments, cleanup planning, and reuse planning on selected petroleum and hazardous sites throughout Piscataquis County.

The Moosehead Lake Region Chamber is chartered to represent businesses from Newport north to Millinocket across Moosehead to Jackman and down to the Forks. We currently represent over 140 businesses in the region, most of which are tourism based. The Chamber is the primary organization marking Piscataquis County as a tourist destination and in our marketing campaigns we often use the words "fresh air and clean water" to describe the region to visitors interested in eco-tourism and outdoor recreation.

The Moosehead Lake Region Chamber of Commerce recognizes the beneficial redevelopment potential of Brownfield sites. Performing environmental assessments on those sites is the first and foremost important step in the process towards the ultimate redevelopment and revitalization of these sites, which could spur economic development in this region. In addition, with redevelopment of these sites there is the potential in reducing rural sprawl, the creation of more recreational amenities, as well as the many public health benefits.

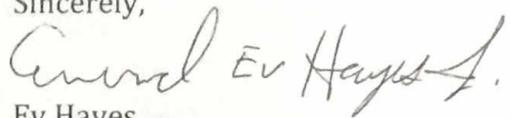
The Moosehead Lake Region is in the midst of a Re-branding effort. The community has invested over \$100,000 in a branding plan with Roger Brooks. Part of the plan focuses on site identification and highest use, ensuring a fit within the Branding criteria for the region. The Moosehead Lake Region Chamber of Commerce is committed to the branding efforts, and one of the partners in bringing the branding efforts to fruition.

The Moosehead Lake Region Chamber will partner with Piscataquis County Economic Development Council (PCEDC) in the outreach and education portion of the grant by collaborating on an event for Chamber members and for the general public to be held in Greenville during the area's less busy season (November

through March). At this event the Brownfields program will be explained and questions answered, particularly as how the Brownfields program relates to the nature-based tourism industry.

We are excited about partnering with the Piscataquis County Economic Development Council on such an important project. We feel this project will have tremendous benefit for our county, the health and welfare of its residents, the economy, the environment, and the benefit in our re-branding initiative.

Sincerely,

A handwritten signature in cursive script that reads "General Ev Hayes". The signature is written in dark ink and is positioned above the printed name.

Ev Hayes

President of MLRCoC Board of Directors



December 16, 2015

Christopher Winstead, Executive Director
Piscataquis County Economic Development Council
50 Mayo Street
Dover Foxcroft, ME 04426

Dear Mr. Winstead;

The Piscataquis Public Health Council (PPHC), a Healthy Maine Partnership, is an organization that promotes public health within Maine's Penquis Public Health District.

Our members are in strong support for your application to the Environmental Protection Agency (EPA) for funding to conduct a community wide assessment for Piscataquis County.

The PPHC is dedicated to public health concerns in Piscataquis and Penobscot counties, and supports economic development as vital to the rural Maine economy. We recognize that many of these Brownfield sites have tremendous redevelopment potential and could eventually serve as catalysts for economic development in our region. The funds requested in this grant application will be used to perform environmental site assessments, cleanup planning, and reuse planning for selected properties with real or perceived hazardous materials and petroleum. The funds will ultimately return distressed, abandoned, or environmentally stigmatized sites back to viable and sustainable reuse and redevelopment. Performing environmental assessments on those sites is the first and most important step in the process towards redevelopment. In addition, with these sites there is also the potential for the development of green-space and other recreational amenities, as well as public health benefits that can accrue from assessing and identifying health hazards associated with these sites. All of these benefits will contribute to an improved quality of life for our region and help us to attract young families who will raise their children here, retain our current residents, and maximize our community resources for economic benefit.

You can be assured that the Piscataquis Public Health Council will participate on the Brownfield Steering Committee, assisting with the planning and decision-making process. As an entity working hand-in-hand with the local community, we are in the position to provide valuable input. One of our major roles in the community will be in facilitating public education and the outreach component of the process. The outreach process benefits from our position as an organization with close ties to our community.

We are very excited about partnering with the Piscataquis County Economic Development Council on such an important project, one that we feel will have tremendous benefit to the entire county, its residents, its economy, and its environment.

Sincerely,

A handwritten signature in black ink that reads "Robin A. Mayo". The signature is written in a cursive style with a large, looped "M" at the end.

Robin A. Mayo, MPH, RN
Community Partnership Director

Charlotte White Center

December 17, 2015

Christopher Winstead, Executive Director
Piscataquis County Economic Development Council
50 Mayo Street
Dover Foxcroft, ME 04426

Dear Mr. Winstead;

The Charlotte White Center strongly supports the Piscataquis County Economic Development Council's (PCEDC's) grant application for funding environmental site assessments, cleanup planning and reuse planning on selected sites through Piscataquis County.

The Charlotte White Center is a community and health services organization, which looks to provide quality community health and social services for adults, children, and families affected by cognitive or developmental disabilities, behavioral or mental health challenges, domestic violence, cerebral palsy, or acquired brain injuries.

The Charlotte White Center has provided quality care and engagement for thirty-five years; we focus on creating environments where individuals can gain the greatest level of success, with proper support and encouragement. The Brownfields program operates with a similar mission, to provide funding used for site assessment, cleanup, and ultimately work towards the redevelopment of the site. The funding afforded to the county (if awarded this grant) would help return distressed, abandoned, or environmentally stigmatized sites back to viable and sustainable reuse and redevelopment. The ultimate goal would be to stimulate economic development throughout the county.

The Charlotte White Center is excited to partner with PCEDC regarding the Brownfields Program. We would be engaged on the Steering Committee, assisting with the planning and decision making process. As an entity working hand-in-hand with the local community, we are in a position to provide valuable input. In addition, we will work to help with outreach regarding site selection, cleanup plans, and reuse discussions. We would be willing to house a meeting in our board room, and provide any outreach support to better educate individuals regarding the entire process.

We are very excited about partnering with the Piscataquis County Economic Development Council on such an important project, one that we feel will have

Charlotte White Center

tremendous benefit to the Dover Foxcroft area and the rest of Piscataquis County, its residents, its economy, and its environment.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard M. Brown". The signature is written in a cursive style with a large initial "R".

Richard M. Brown
Chief Executive Officer

Christopher Winstead
Piscataquis County Economic Development Council
50 Mayo Street
Dover Foxcroft, ME 04426

Dear Christopher;

Dec 16, 2015

Please accept this letter as evidence of our support for the Brownfields Program. I consider it a privilege to participate in any initiative whose purpose is to make our communities more viable to live and work in. As director of the Piscataquis Chamber, I intend to support PCEDC's Brownfield efforts in the following ways:

1. I will represent the Chamber by participating in PCEDC Executive Committee meetings pertaining to the Brownfields Program.
2. I will serve as a conduit of Brownfields information to the Chamber's members, and act as a liaison between PCEDC and the members for questions or concerns.
3. I will distribute information pertaining to each phase of the project such as meeting dates, status reports and targeted sites.
4. I will help promote the benefits of the Brownfield program to the business community.
5. I will make certain that time is scheduled for Brownfield updates and information to be presented at regularly schedule meetings of the Board of Directors for the Chamber of Commerce, specifically two meetings per year.

Should support be needed in any other area, please do not hesitate to ask and I will do my very best to be of help in those areas, as well. I look forward to building a healthier county with a stronger business climate with you; thank you for the opportunity to be involved in such a program.

Dedicated to our success,

Denise Buzzelli



Executive Director

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"/>
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* 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="01-0521521"/>	* c. Organizational DUNS: <input type="text" value="0376987550000"/>
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d. Address:

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

e. Organizational Unit:

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

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

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

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="207-564-3638"/>	Fax Number: <input type="text" value="207-564-2251"/>
---	---

* Email:

Application for Federal Assistance SF-424

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

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

Quasi-Governmental/Reg. Council

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

Piscataquis County Economic Development Council 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="400,000.00"/>
* 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="400,000.00"/>

*** 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: