



TOWN OF BERWICK
11 Sullivan Street
Berwick, ME 03901

December 22, 2016

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

Dear Mr. Gardner:

Enclosed please find the Town of Berwick's application for a \$200,000 Cleanup Grant Application for the Prime Tanning Co., Inc. – Blue Sort Building located at 35 Sullivan Street in Berwick, Maine. The Prime Tanning site, which is made up of ten primary lots, was the center of employment for Berwick's residents for more than the past 100 years. It previously was the symbol of pride and the American work ethic for Berwick as some of the best leather in the world came out of the mill. But the mill closed in 2008 after a slow death putting a total of 300 people out of work. Now the 11.69-acre site is nothing more than a blighted reminder to Berwick's residents of happier and better times. Since the mill's closure in 2008, the buildings have been vacant and unused. The Blue Sort Building adjoins the main parcel of the Tannery where the 7 acres of shuttered buildings are even uglier as the paint is peeling from the building in large sheets. In addition, the site, including Blue Sort, has become a place for our young to trespass. In the recent past, trespassers have started a fire on the main parcel. While the fire was put out quickly, responses and continual monitoring of the property are burdensome to our police and fire departments budgets which are already strained due to the past recession and mill closing.

The fact that the site has not been redeveloped is causing other problems in town. There has been little private investment in Berwick's downtown around the Prime Tanning site. Consequently, the commercial tax base is stunted and not growing which puts an even greater strain on private taxpayers to bear the brunt of any spending increases. The town does not have the resources because of its reduced tax base and overall lack of discretionary funds. Concerns over the environmental condition of the site are keeping the site from being acquired and redeveloped.

In 2014, the Town acquired the Tannery property for back taxes and subsequently signed a development agreement with a private developer (Fund of Jupiter) to redevelop the site. Redevelopment for mixed use (commercial, residential, and greenspace) is the focus for the site as the downtown is underserved with commercial space, workforce housing, and greenspace. Based on the recent workforce housing charrette, plans for Blue Sort Building include redevelopment for workforce and/or senior housing. Plans for other lots include the removal of several buildings, repurposing and reusing others for light industrial (i.e., a brewery on Lot 1 and Lot 2), construction of new housing, and construction of greenspace and trails in the center of the property that connects to other greenways. An unnamed brook that is currently buried and runs in a culvert is also envisioned to be uncovered and daylighted to bring a sense of nature and rural character back to the site. The goal of the Tannery's redevelopment is to remove blight, provide jobs, create decent housing, provide greenspace and

facilitate connectivity within the community. It will also create the “Main Street” that is so much desired for the residents of Berwick as well as serve as a catalyst for investment in other surrounding downtown buildings. However, this cleanup funding is needed for this lot to make the workforce/senior housing redevelopment a reality.

Berwick residents have stopped waiting for someone to come to our aide and have taken action. To this end, since 2103 we have formed the “Envision Berwick” committee, formed a Brownfields Advisory Committee, had two planning charrettes with the mill as a focus, completed a transportation study of the area around the mill, are in the process of developing a Tax Increment Financing (TIF) district centered the mill, and engaged area developers. We have also obtained six (6) EPA Cleanup Grants for Prime Tannery Lots 1, 2/3/7, 4, 5, 6, and 133. Despite all this work, it is still not enough to guarantee our future success because more cleanup money is necessary to keep moving forward.

The overall implementation of this grant will be managed by the Town of Berwick with assistance from Southern Maine Planning & Development Commission, community stakeholders, community-based organizations, as well as officials of the Maine Department of Environmental Protection and EPA Brownfields staff. The only thing left is for EPA to award this funding and help us take the next step toward revitalizing Berwick. The following are required responses:

- a. Applicant Identification:** Town of Berwick, 11 Sullivan Street, Berwick, Maine 03901;
- b. Funding Request:**
 - i. Grant Type:** Cleanup
 - ii. Federal Funds Requested:** \$200,000. The Town is not requesting a cost-share waiver.
 - iii. Contamination:** Hazardous Substances
- c. Location:** Berwick, Maine
- d. Property Information:** Prime Tanning Co., Inc., Blue Sort Building, Tax Map U-4, Lot 130, 35 Sullivan Street, Berwick, ME 03901
- e. Contacts:**
 - i. Project Director:** John Stoll, Planner, Town of Berwick, 11 Sullivan Street, Berwick, Maine 03901, Telephone: (207) 698-1101; fax (207) 698-5181; and email: planning@berwickmaine.org
 - ii. Chief Executive:** Stephen G. Eldridge, MPA, Town Manager, Town of Berwick, 11 Sullivan Street, Berwick, Maine 03901, Telephone: (207) 698-1101; fax (207) 698-5181; and email: Townmanger@berwickmaine.org
- f. Population:**
 - i. Population of the Town of Berwick according to the U.S. Census 2010:** 7,242
 - ii. Population of Target Area:** NA
 - iii. Persistent Poverty:** York County is not in an area designated “Persistent Poverty”
- g. Other Factors Checklist:** Attached
- h. Letter from State Environmental Authority:** Attached

Thank you for your consideration of the Town of Berwick’s application. Please contact me with any questions or comments.

Sincerely,
Town of Berwick

Stephen G. Eldridge, MPA
Town Manager

COPY OF THE OTHER FACTORS CHECKLIST

Name of Applicant: **Town of Berwick, Maine**

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

Other Factor	Page #
<i>None of the Other Factors are applicable</i>	
X- Community is 10,000 or less	1
Applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
Targeted brownfield sites are impacted by mine-scarred land	
X- Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9,10
X- Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4, 5
Applicant is one of 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one the 24 recipients, or relevant pages from recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is the recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of the PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicants must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant	

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

Insert state letter

1) Community Need

a) Target Community and Brownfields

Community and Target Area Description: Downtown Berwick—colloquially known as ‘Berwick Village’—is its own urbanized census-designated place (CDP) composed of just the downtown (nearly one-third of the Town) and does not include the rural portions of Berwick. It is located in southern Maine along the state’s western border with New Hampshire, approximately 70 miles north of Boston and 45 miles southwest of Portland. The Town is primarily rural, but Berwick Village represents small town urban America. It is a diverse area home to races from across the globe, and nearly half of the targeted area lives in rental as opposed to owner-occupied housing and with children under the age of 18. The Village area transitions seamlessly into the abutting and much more urban municipality of Somersworth, NH—the downtown of which is only steps away and represents one of the State’s densest.

In light of its ‘gateway’ status, arising from its convenient location straddling the line between urban and rural America, outlying sections of Berwick have in some respects become a suburban bedroom for nearby employment centers. In fact, at one point in Berwick’s not too distant but much more prosperous past, the Town was the fastest growing in the State. At the core of this gateway Town, are the remnants of that more prosperous past. Stately albeit now dilapidated homes mix with multi-family housing units and modest single family homes, all of which sit in close proximity to the Town’s former economic, social and commercial hub—the declining and now abandoned Prime Tanning Leather Tannery (“the Tannery”). The decline of the Tannery paralleled the overall decline of the downtown as property owners continue to defer investment in their properties until a clear path to revitalization is apparent. The average age of structures surrounding the Tannery is nearly a century, and their average assessed value is only \$161,000. A 2014 survey conducted by members of the Berwick Preservation and Heritage Committee revealed that many of the 43 multi-family buildings surrounding the tannery are neglected with old sofas in their parking lots and overflowing dumpsters. Fifty-five percent of the buildings around the Tannery are estimated to be in blighted condition contributing to the run-down nature of the downtown.

Demographic Information and Indicators of Need:

Targeted Community	Berwick	Berwick CDP	Maine	National
Population:	7,246 ¹	2,187 ¹	1,328,361 ¹	314,107,084 ¹
Unemployment:	5.5% ³	14.3% ³	5.8% ²	5.0% ²
Poverty Rate:	7.7% ³	5.4% ³	13.6% ³	15.6% ¹
Percent Minority:	5.2% ³	11.4% ³	4.8% ³	37.2% ¹
Median Household Income:	\$63,264 ³	\$63,750 ³	\$48,453 ³	\$53,482 ¹
Other: Percentage of Blighted Buildings ⁵ :	<2% ⁵	>55% ⁵	NA	NA

1 – 2010 U.S. Census data available at <http://www.census.gov/>
 2 – Bureau of Labor Statistics and is available at www.bls.gov
 3 – 5-year American Community Survey 2010-2014 U.S. Census Data and is available at: http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP03
 4 – Quickfacts from the US Census, 2009 – 2013 - <http://quickfacts.census.gov/qfd/states/23000.html>
 5 – Data based on December 2014 visual survey conducted by Berwick Preservation and Heritage Committee.

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

Brownfields and Their Impacts: The defunct Tannery site which is the subject of this grant application lies at the heart of Berwick’s small downtown. It was the center of employment for Berwick residents and those from surrounding communities for over 100 years, and served as a symbol of pride and work ethic as it produced some of the best tanned red, white, and blue leather in the world. Now the site is nothing more than an eyesore, health hazard, blight, and an impediment to the revitalization of Berwick.

The property is surrounded by a corroding chain-link fence. The sea of asphalt between the perimeter fence links and interior structures has weeds growing through the cracks and the appearance of what were already unattractive buildings has only declined due to vacancy, shuttered windows, and large sheets of peeling or cracked painted surfaces. There were more than 30 additions to the primary building throughout the Tannery’s operations, which were added as the mill prospered and expanded. This lengthy history of sprawling building growth has covered areas where waste hides and tanning byproducts and other wastes were dumped. In addition, previous environmental work conducted at the property has identified chlorinated solvents, metals (primarily lead and chromium), polycyclic aromatic hydrocarbons (PAHs) and comingled petroleum contamination in the soil, groundwater, and soil gas that has impacted parts of the property. This contamination has placed the adjacent Salmon Falls River and therefore residents of the targeted community at risk.

There are at least six other potential Brownfields sites in Berwick, a high percentage of Brownfields for a community of only 7,246. These consist of two underutilized auto repair facilities, one gas station, an old Town water works facility, and three areas that contained former industrial properties. Most of these sites are in the downtown, are further contributing to the blight of the downtown, and are likely impacting Berwick’s environment, human health, and public welfare.

b) Welfare, Environmental, and Public Health Impacts

Welfare Impacts: Previous environmental assessment reports indicate that the Prime Tanning site has had deleterious effects on the environment around the Tannery. Past EPA-funded Brownfields site assessment work and a RCRA closure conducted at the Tannery several years ago at the site indicate the presence of volatile organic compounds (including chlorinated VOCs), PAHs, and metals (lead and chromium). These PAHs, metals, and VOC compounds have impacted the subsurface environment and make redevelopment of the site very difficult. Numerous undocumented releases have occurred over the years that have impacted the soil, groundwater, and sub-slab air beneath the buildings. Asbestos is also confirmed in building materials. This has raised concerns as to human health impacts to nearby residents including minority populations (according to the 2010 census, downtown Berwick is home to races from across the globe including Africa, Asia and Latin America), youth (at the 2010 census, approximately 25% of homes in the downtown area housed children under 18), and women of child bearing age (at the 2010 census, nearly 37% of women in the targeted community were between the ages of 15 and 39). An unnamed brook that runs across the site was buried during the early construction of the Tannery and is now confined to a small culvert under the property. Burying the brook has had a significant negative impact on the brook biota and contamination present on the Tannery site may also be adversely impacting it and ultimately the Salmon Falls River.

According to the February 18, 2014, Berwick Downtown Vision Report and Implementation Plan “*Main streets are a town’s economic and cultural hub and remind us of what we were and who we are today. Berwick does not have a Main Street. Berwick has 11 acres of ugly abandoned buildings in the heart of the downtown. These buildings are not only an enormous waste of potential, but a*

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

chilling reminder of how much we've lost as a community". In a 2013 community-sponsored survey of over 500 respondents, **the redevelopment of Prime Tanning and making the downtown area more appealing was rated as the No. 1 concern for residents.** The survey concluded *"the vast majority of responses indicate a strong distaste for the downtown appearance. Respondents use adjectives such as "eyesore," "ugly," "embarrassment," and "shabby"*.

According to the 2014 Vision Plan, the second biggest concern is the lack of greenspace and connectivity within the downtown. The vacant Tannery site leaves downtown Berwick with limited greenspace as well as limited connectivity for walking and biking, leaving automobile travel as the only workable alternative. In a recent Rural Active Living Assessment completed by the Choose to Be Healthy Coalition of York County in 2013, our existing recreation areas and greenspace are not located in or connected to the downtown, where they are needed most, and this is mostly due to the presence of the vacant Tannery lots. The disconnected nature of these opportunities prevents them from being fully used by the targeted community.

The area around the Tannery site is not just blighted, it contains some of our neediest and most sensitive populations from a human welfare perspective as well (see Berwick CDP in the table above). For instance, the area has a high rate of minority populations (compared to rest of Town and state) that are living in old housing, blighted housing suggesting environmental justice concerns for the community. **These sensitive populations are living in substandard housing, living within the blight of the downtown, and at a higher risk of being impacted by our Brownfields. They need jobs that are close to where they live, and desire a strong sense of place in the downtown including added businesses, greenspace, and connectivity between where they live, work, and play. These are the community needs with a major environmental justice component to them which will be addressed under this cleanup grant.**

Cumulative Environmental Issues: According to the pollution information website known as "Scorecard" (www.scorecard.org), the Tannery site leads the way in York County in terms of Toxics Release Inventory (TRI) contaminants released to the environment (42,020 pounds). And, the Tannery leads the way by a not-insignificant margin: twenty-six thousand more pounds of contaminants have been released at the Tannery site than the next closest polluter. In fact, the Tannery released more TRI contaminants than the top 10 polluters on the list combined! While the Tannery is no longer in operation generating new pollutants, the existing contamination has not been addressed. In addition, many homes in downtown Berwick were constructed in the 1950s and suffer from lack of investment. This has led to environmental concerns about degraded lead-based paint.

Moreover, according to the February 2011 Salmon Falls Watershed Collaborative Action Plan, assessment data indicates the Salmon Falls River which runs through the heart of the target area is classified in certain areas as either "severely" or "marginally" impaired and does not support swimming or aquatic life due to *Escherichia coli* bacteria and low pH. The sources of bacteria and pH contamination causing impairment are unknown. Also both the intakes for the Berwick and Somersworth public water supplies are located in the river and on multiple instances did not comply with required Clean Water Act standards.

Cumulative Public Health Impacts: According to www.scorecard.org, children of York County have an increased chance of high blood lead levels due to the high proportion (estimated by Berwick's Preservation and Heritage Committee in December 2014 to be 80.9% of the buildings

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around the Tannery of the pre-1980s housing stock), as compared to the nation (58% in US). Many of these houses have been converted into apartments and subsidized housing. Children living in the older housing stock surrounding the site already have a higher risk of high lead blood levels, but the presence of the Prime Tanning and other nearby Brownfields is increasing the risk. Scorecard also indicates York County has 17% of children under age of 5 living in poverty. Because Berwick's low cost housing stock is centered around the Tannery site, the Town's share of this population is also centered around the Tannery, with its associated risks. Additionally, the high prevalence of Brownfields in and around the targeted community has caused many downtown property owners to defer investment; the result is housing which is rundown and in dire need of repair. But Berwick doesn't have a rigorous ordinance to allow for code enforcement of blight, and blight is therefore prevalent.

c) Financial Need

i. *Economic Conditions:* The cleanup of the Tannery is estimated to be over \$2.0 million while the overall value of the property is less than \$1 million and falling. Developers evaluating this property are unable to cover this additional cleanup cost due to tight market conditions, especially being located adjacent to sales tax free New Hampshire. This places the financial responsibility of implementing the cleanup on residents of Berwick. Berwick's does not have the financial capacity to undertake the cleanup of the Tannery site without EPA's assistance for the specific reasons detailed in the bullets below:

- Berwick relies heavily on local property taxes to fund all municipal service departments including the police and fire departments, a large portion of the schools, and any economic development and/or environmental protection projects that must be addressed. The Great Recession that gripped the nation in 2008 and subsequent years negatively impacted our operating budgets, leaving the Town with fewer taxes collected than expected and resultantly higher rates. For example, according to the Berwick Tax Assessor, Prime Tanning once provided as much as \$32,000 of our annual property taxes, but now provides \$0, a significant hit to our annual operating and capital budgets. The tannery property (before it was subdivided) was once worth \$2.5 million but its value has fallen and it is now only cumulatively worth \$844K. The rest of the downtown's property values have followed falling in similar fashion. According to Berwick tax records, the number of property tax liens rose dramatically by more than 30% from 152 in 2008 to more than 200 two years after the tannery closed its doors. Since that time, the number of property tax liens have stayed above 200 demonstrating the severe financial 'pain' the closure and subsequent lack of investment has caused.
- We have the added burden of state income and sales taxes so there is little room to collect extra taxes from our residents or other businesses to fund any cleanup activities. As with all states, local tax monies paid (State & Federal) yield very little in return back to Berwick. And moreover, that portion of taxes which are supposed to be statutorily redistributed under the State's revenue sharing scheme has been raided by the State legislature leading to successively lower revenue collections in that regard as well. As a result, the Town has not only raised taxes, but also cut services and staff positions.

ii. *Economic Effects of Brownfields:* The presence of the Tannery site has had a significant impact on Berwick in a number of ways which have drastically and negatively impacted our economy. When the Tannery finally closed its doors in 2008 leading to the layoff of the last 150 workers, the mill had already been in a state of general disrepair for at least 10 years. The natural response was that area property owners deferred investments in their own properties and the

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neighborhood around it took on a run-down appearance. This pushed away new potential residents looking for well-kept housing opportunities. These conditions had a net negative impact for the Town because property values fell resulting in lower rents, and property investment stalled, resulting in reassessment and abatement requests and lower taxes collected. This costs the Town annually in unrealized taxes not to mention that there has been no tax revenue from the Tannery site itself, previously a major contributor to the tax base, because the owners stopped paying their property taxes and the water and sewer bills. Prime Tanning still owed the Town approximately \$250,000 for back taxes and water/sewer services prior to the Town proactively acquiring the property by tax foreclosure in 2014. Private commercial businesses do not want to come to Berwick either because of the condition of the Tannery site and the blighted area surrounding it. This has caused those residents who do choose to live in downtown Berwick, especially minority populations, to be disproportionately impoverished compared to the rest of Berwick.

2) **Project Description and Feasibility of Success**

a) **Project Description**

i. *Existing Conditions:* The Tannery site, including the Blue Sort Building, is located in the center of downtown Berwick at the intersections of School Street (Route 9), Sullivan Street, and Wilson Street. The Tannery occupies a superblock in the dead center of the Village, as well as three adjacent lots on Wilson Street. In all, it occupies more than 50% of the target area in terms of land area, and its status is therefore inextricably linked to the fate of the targeted community and more importantly those who call it home. Due to its prominence in the most visible part of Town, the Tannery has been, and in many ways continues to be, the face of Berwick. The complexion of that face, however, has changed dramatically over time, with corresponding implications for the status of the targeted community. The Tannery property consists of 10 separate lots, 11 acres of land with 7 acres of buildings that are shuttered. There have been no tannery operations at the site since 2008 when the mill closed and Prime Tanning owners filed for bankruptcy protection. The only activities at the site since 2008 has been a RCRA closure and EPA funded Brownfields assessment work completed through funding provided by the Maine DEP and Southern Maine Planning and Development (SMPDC) Brownfields Assessment Program as well as submission of the site to the Maine DEP Voluntary Response Action Program (VRAP), the state's voluntary cleanup program. In 2014, the Town of Berwick acquired the Tannery property for back property taxes owed (tax foreclosure). This included the Blue Sort Building.

In 2014, the Town acquired the Tannery property for back taxes and subsequently signed a development agreement with a private developer (Fund of Jupiter) to redevelop the site. Redevelopment for mixed use (commercial, residential, and greenspace) is the focus for the site as the downtown is underserved with commercial space, decent housing, and greenspace. The redevelopment master plan calls for the removal of half of the non-historic buildings, repurposing and reusing the remaining buildings for retail and light industrial, construction of new convenience retail, construction of new housing, and construction of greenspace and trails in the center of the property. The unnamed brook that is currently buried and runs in a culvert is also envisioned to be uncovered and day lighted to bring a sense of nature and rural character back to the site. The Prime Tannery smoke stack will be revitalized and left to pay our homage to the town's industrial past. **The goal of the Tannery's redevelopment is to remove blight, provide jobs, create decent housing, provide greenspace and facilitate connectivity within the community. It will also create the "Main Street" that is so much desired for the residents of Berwick as well as serve as a catalyst for investment in other surrounding downtown buildings.**

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The plan for the Tannery site involves the redevelopment of eight of the 10 lots. The \$25 million redevelopment includes the following:

Lot 1 (69,041 total s.f.)	31,000 s.f. light industrial (reuse of existing building) 8,000 s.f. office (reuse of existing building)
Lot 2 (90,491 total s.f.)	42,500 s.f. light industrial (reuse of existing building)
Lot 3 (38,468 total s.f.)	79,000 s.f. 3-story mixed use retail and residential (new construction)
Lot 4 (64,370 total s.f.)	69,000 s.f. “Main Street” and parking area (new construction)
Lot 5 (18,708 total s.f.)	8,500 s.f. convenience retail (new construction)
Lot 6 (39,689 total s.f.)	39,000 s.f. greenspace and trail (new construction)
Lot 7 (21,277 total s.f.)	52,000 s.f. 3-story mixed retail and residential (reuse and new constr.)
Lot 133 (121,968 total s.f.)	20,000 s.f. workforce and/or senior housing
Blue Sort (29,621 total s.f.)	10,000 s.f. workforce and/or senior housing

The subject of this grant application is the Prime Tanning Blue Sort Building which is a vacant Lot that has documented polycyclic aromatic hydrocarbon (PAH) and metals in shallow soil contamination. This will require removal of contaminated soils required to support the redevelopment and the installation of a soil cover system for remaining residual contaminated soils. The site will be redeveloped with about 10,000 s.f. of workforce and/or senior housing. The Town is currently in discussions with a developer regarding this potential redevelopment. However, they cannot afford the cleanup and will not move forward with the redevelopment until the cleanup is complete.

Prior work has indicated the presence of PAHs and metals in the soil on the Lot. Elsewhere on the Tannery site, chlorinated VOCs and non-chlorinated VOCs in ground water, and chlorinated VOCs in the subsurface soil gas have been identified. There is also documented asbestos in the buildings on other lots. The Town will continue to work with our state and federal partners (Maine DEP and EPA) as well as our Brownfields Advisory Committee to implement the cleanup of Lot 133 and the other lots. Our Advisory Committee consists of various local community organizations, the Maine DEP, and the Brownfields staff of SMPDC. We have already hired through a competitive procurement a qualified environmental professional (QEP) to oversee and manage the cleanup in accordance with EPA and DEP standards. We will competitively bid the actual cleanup work in accordance with federal bidding requirements.

ii. Proposed Cleanup Plan: Remediation of the Tannery site will be consistent with the Analysis of Brownfields Cleanup Alternatives (ABCA) and consist of the excavation and proper disposal of PAH and metals contaminated soils that are required to be removed as part of the installation of new utilities and building foundations. The remaining residual contaminated soil will be remediated by the installation of an engineered barrier consisting of a mix of a soil, pavement, and concrete cover systems. Each remediation option will utilize standard construction techniques and can be implemented in a relatively short timeframe.

During construction, engineering controls will be utilized including dust suppression during excavation activities and the use of temporary fencing to protect the public during construction activities. Once remediation is completed, institutional controls will be placed through the use of Maine’s Uniform Environmental Covenant Act. A deed restriction will be implemented to prohibit the disturbance of the soil cover, the excavation of contaminated soil, and the extraction

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of groundwater from the Site. These restrictions will be documented through the Maine DEP Voluntary Response Action Program (VRAP), the state’s voluntary cleanup program.

iii. *Alignment with Revitalization Plans:* In 2013, the Town, through a committee called the Berwick Downtown Vision Committee (DVC), developed a clear, sensible, consensus-driven plan to reduce blight and revitalize not just the Tannery site, but the entire downtown. This plan was adopted legislatively by the Town as a whole, and sets the stage for future regulatory adjustments and investments at the local level. Substantial input was provided from a community questionnaire that was sent to all Berwick residents and business leaders (500 of our residents responded), and also during the two well attended public design Charrettes that were held in May and June 2013. The information gathered during the Charrettes was then transformed into a unified vision (the Vision Plan) serving as an update to the Town’s Master Plan for the downtown with assistance of a professional landscape architecture firm.

The community vision for the downtown is as follows: *“Berwick is a rural, riverside town that appreciates the importance of a connected, actively engaged community and proudly cultivates its unique strengths and small town character by:*

- *Promoting small business and creative outlets where local talent, entrepreneurship, and agriculture flourish;*
- *Fostering a healthy relationship with land and river through conservation, environmentally-minded development, substantial and functional green space, and responsible recreation;*
- *Creating a safe, friendly downtown where youth, families, and community come together.”*

“The Vision seeks to establish downtown as a center for community interaction, business activity, and outdoor recreation.”

The outcomes of the Plan are to facilitate significant re-investment in the existing nearby downtown buildings, infill development in places, and the demolition of non-historic buildings which are counter to the vision. It also involves a re-discovery of the nearby Salmon Falls River by developing a river walk, active and passive parks with pavilions, and canoe and kayak launch facilities. The redeveloped river area is envisioned to be connected to the eventually redeveloped Tannery site for pedestrians via a walking trail. In turn, the Tannery site will be connected to nearby Penny Pond and the Town’s ball fields via a northern extension of the walking trail.

b) Task Description and Budget Table

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

Task I: Cooperative Agreement Oversight / Engineering: Includes costs for the planning, engineering, design, bidding, and oversight of cleanup activities as well as programmatic management of the grant and attendance at the EPA National Brownfields Conference. This budget is further broken down as follows:

1. \$1,000 for programmatic management of the grant including quarterly reports, and ACRES updates (14 hours at \$70 per hour staff)
2. \$1,000 for travel to the EPA Brownfields Conference
3. \$15,000 for planning, engineering, design, and bidding (150 hours at \$100 per hour QEP)
4. \$15,000 for on-site oversight and documentation (150 hours at \$100 per hour QEP)

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It is estimated that the Town will provide grant management oversight and contractor coordination as an in-kind service at an estimated amount of \$7,000 (100 hours at \$70 per hour). Outputs for this include EPA Quarterly reports, quarterly ACRES updates, engineering bidding documents, and cleanup oversight field reports.

Task II: Public Meetings and Community Involvement: Includes development of a Community Relations Plan and finalizing the Analysis of Brownfields Cleanup Alternatives / Remedial Action Plan (ABCA/RAP), submitting the quality assurance project plan (QAPP), and submitting a VRAP application and work plan. In addition, this task involves the public involvement activities described in **Section 3.a**. This task estimates the following:

1. \$2,000 for Town personnel to advertise and attend public meetings (28.5 hours at \$70 per hour)
2. \$10,000 for consultant time to finalize the ABCA/RAP and prepare the Community Relations Plan, QAPP and update VRAP documents, assist in the community outreach portion, and participate at the public meetings (100 hours at \$100/hour)
3. \$1,000 in supplies that will comprise newspaper advertising and presentation materials

The Town will provide additional coordination and community outreach support outside of the public meetings as an in-kind service at an estimated amount of \$3,500 (50 hours at \$70 per hour). Outputs for this task include the Community Relations Plan, ABCA/RAP, updated VRAP No Action Assurance Letter, handouts during public meetings, and meeting minutes.

Task III: Cleanup Activities: This task includes contractor costs for soil removal and capping of remaining residual contaminated soil at the Site. This budget allocates all costs to contractual items to complete remediation activities at the Site and is further broken down as follows:

1. Approximately \$30,000 for the removal and disposal of contaminated soils
2. Approximately \$120,000 for the installation of the engineered soil, concrete and asphalt cover system.

Outputs for this task will include engineering oversight field reports that will be submitted to the Maine DEP for approval, and bills of lading and/or waste manifests.

Task IV: Coordination and Final Reporting: Includes consultant costs for ongoing coordination with the EPA Brownfields Program and the Maine DEP Voluntary Response Action Program. Subtasks will include communications, submission of status reports, and a remediation summary report. This task estimates \$5,000 for consultant time for preparing the remediation summary report (50 hours at \$100 per hour). The Town will provide coordination and communications with the EPA and DEP as an in-kind service at an estimated amount of \$3,500 (50 hours at \$70 per hour). Outputs include the remediation summary report as well as a Certificate of Completion from the Maine DEP VRAP.

Budget Table:

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

Prime Tanning Blue Sort Hazardous Substance Cleanup Budget					
<i>Budget Categories</i>	<i>1. Cooperative Agreement Oversight & Engineering</i>	<i>2. Public Meetings and Community Involvement</i>	<i>3. Cleanup Activities</i>	<i>4. Coordination and Reporting</i>	<i>Total</i>
Personnel	\$1,000	\$2,000	\$0	\$0	\$3,000
Travel	\$1,000	\$0	\$0	\$0	\$1,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$1,000	\$0	\$0	\$1,000
Contractual	\$30,000	\$10,000	\$150,000	\$5,000	\$195,000
Total Federal Funding	\$32,000	\$13,000	\$150,000	\$5,000	\$200,000
Cost Share	\$7,000	\$3,500	\$26,000	\$3,500	\$40,000

c) Ability to Leverage

The Berwick voters appropriated \$25,000 in 2012 to support the Downtown Vision Committee which paid for a community questionnaire, a town led charrette, and the Vision Plan to which this site is central. The Vision Plan is now leveraging the funds listed in the following table to ensure the successful redevelopment of the Tannery Site. Please see our letters of leveraged commitments which are included in **Attachment D**.

Funds to Leverage/Source	How Funding Will Be Used	Value (\$)
Six (6) EPA Brownfields Cleanup Grants (Lots 1, 2/3/7, 4, 5, 6, and 133)	Will fund the removal and proper disposal of hazardous building materials (asbestos and universal wastes), excavation and disposal of source area contamination (VOCs and chromium), and installation of an engineered barrier over residual contaminated soils consisting of a mix of a soil, pavement, and concrete cover systems.	\$1,200,000
Workforce Housing Coalition of Greater Seacoast	Facilitated a planning design charrette in October 2015 that included the Tannery Site and the Estabrook School site (adjoining the Tannery) as a focus for workforce housing opportunities. They are continuing to provide outreach to affordable housing developers to redevelop the site and are providing support to the Town in negotiations for redevelopment.	\$5,000
In-Kind Services Brownfields Grant-Town of Berwick	Berwick will be providing in-kind services throughout the life of the grant during assessment, cleanup, and redevelopment.	\$17,705
Town of Berwick	Upgrade street lighting and utilities on and in vicinity of the Tannery site (including in-ground electric, water, and	\$500,000

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

Funds to Leverage/Source	How Funding Will Be Used	Value (\$)
	sewer service). These funds will come from a Tax Increment Financing (TIF) fund that the Town is currently implementing to pay for utility upgrades around the Tannery. It may also allow for credit enhancement agreements to be established.	
Private Investment (Funds of Jupiter)	Private funds to facilitate redevelopment once cleanup is complete.	\$10,000,000

3) Community Engagement and Partnerships

a) Engaging the Community

The Town of Berwick has engaged the community during the visioning process and will continue to involve the community throughout every aspect of this grant from cleanup to redevelopment. This project simply will not be effective without an involved and engaged community. Our plan to engage the community is as follows:

1. Developing a Brownfields Advisory Committee – The Town has set-up a Brownfields Advisory Committee made up of select Town staff, members of the Downtown Vision Committee, our community-based organizations, private interests, and Berwick residents. The Advisory Committee is chaired by the Berwick Town Manager. The Advisory Committee will continue to play a significant role in the community outreach portions of the program. Meetings will be held quarterly in the Town Hall.
2. Hosting Public Information Forum/Meetings - The Town of Berwick will host one initial public forum about the Prime Tanning site to continue to educate the public on the EPA Brownfields process so that community members can understand what is happening to the property, what it may mean for them, and engage them in an interactive conversation involving active listening to questions and provision of feedback. It will also serve to review the Draft ABCA for the property and solicit public input and health concerns regarding the cleanup. This forum will be held prior to initiating cleanup work and during the 30-day comment period for the ABCA. One additional public meeting will be held during the cleanup to communicate progress of the cleanup to the community and to solicit any input and health concerns from area residents regarding the cleanup. Technical staff will be available to discuss the meaning of the technical results to the public. Please note that 99% of residences in the target area speak English, therefore translation of material into other languages will only be done as needed. Any other special needs (handicap, etc.) will be accommodated during the meetings.
3. Protections During Cleanup - During cleanup activities, short term measures will be implemented during remediation and redevelopment to ensure protection of general community and sensitive populations. Temporary fencing will be installed and will be maintained to prevent the public from accessing the site and unsafe work areas. Typically air monitoring and dust suppression will be employed during construction to ensure contaminated dust levels are within acceptable standards. Flagman will be used during construction to make sure that the public is not impacted by equipment or unsafe conditions around the jobsite. In addition, the public participation program discussed above will provide public notice of work activities to be completed as well as contact information to call in questions or concerns during the redevelopment.

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

4. Communicating Progress - A multimedia approach is being employed to advertise meetings, encourage community participation, and provide responses to community concerns, including announcements via local newspaper, e-mail, the Town of Berwick website. In addition, Berwick uses the Downtown Vision Committee Facebook page and Twitter account to get out instant news about the project including meeting dates and times. All public forums/meetings will be held in the Berwick Town Hall in the selectman's chambers and be held at a time where the working public will have opportunity to participate. The meetings will also be recorded by Berwick Community Public Television staff and aired on Berwick's public access television channel and rebroadcast online so that the public which cannot attend may be kept informed of the progress of the grant and activities at the site.

b) Partnerships with Government Agencies

Berwick, Maine has an appointed local health officer in its Town Manager, who is intimately involved on the Brownfield advisory committee; the Town also works with the Maine Department of Environmental Protection (Maine DEP), Maine Health and Human Services, in addition to the Town of Berwick's Brownfields Advisory Committee throughout the 3 year Brownfields grant period and beyond. Berwick partners with these entities to share information on threats to human health and the environment associated with the Prime site.

Maine DEP staff current serve and will continue to serve on the Brownfields Advisory Committee, participate in technical discussions on the ABCA and engineering documents, plan for safely and effectively implementing the cleanup, as well as review and comment on the QAPP, the ABCA/RAP, and remediation summary reports. Through the Maine DEP Brownfields Voluntary Response Action Program, liability protections are granted to developers and future owners in regards to existing known environmental contamination. By working with Maine DEP, the Town, community, and developer will understand the liabilities and limitations associated with the site.

Berwick will also continue to work with EPA on this Grant. The EPA Project Officer and Quality Assurance staff are integral to ensure that the work is done appropriately. In addition, Berwick works with Southern Maine Planning and Development Commission (SMPDC) on this project. SMPDC is our regional planning commission with extensive EPA funded Brownfields experience and has supported Berwick in a number of ways. They are retained to assist with the management of the grant to ensure compliance with all requirements, serve on the Brownfields Advisory Committee, and also assist Berwick by helping to find additional fund leveraging sources to help complete the project.

c) Partnerships with Community Organizations

We will rely on the following community organizations to implement this project. Letters of commitment from our project partners have been included in **Attachment C**.

- The Workforce Housing Coalition of the Greater Seacoast (WHCGS) is a non-profit community organization focused on advocating for workforce housing in our region. They serve Berwick by conducting outreach seminars that are shown on Berwick TV on the value and importance of workforce housing, facilitated a design charrette for workforce housing in the downtown, will serve on the Brownfields Advisory Committee, and continue to provide outreach to affordable housing developers to redevelop the site and are providing support to the Town in negotiations for redevelopment. For this work, WHCGS has committed \$5,000 in professional services toward an outreach task.

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

- Economic Development Berwick is a non-profit community based ‘ad hoc’ committee made up of town residents. Their focus is to facilitate economic redevelopment at the Tannery. They assist Berwick by getting the word out to developers and looking for development opportunities that fit the town’s vision plan for the Tannery. They have been instrumental in identifying and engaging tenants at the site including a proposed brewery, a workforce housing developer, and a college. In addition, representatives from this organization will also sit on the Advisory Committee.
- Sustainability Berwick is a non-profit Berwick based community organization whose focus is recommending and implementing sustainable solutions for Berwick. The organization is actively performing water quality monitoring the Salmon Falls River with support from NHDES and assists with recommending sustainable solutions for storm water management in Town. They are represented on the Brownfields Advisory Committee and assist the Envision Berwick committee by recommending land use ordinance changes focused on sustainability. They will greatly affect the nature and scope of the redevelopment of the Tannery site.
- Choose to be Healthy Coalition is a non-profit community organization and part of York Hospital focused on healthy lifestyles choices for Maine residents and tobacco and substance abuse prevention. They recently committed a Rural Active Living Assessment for Berwick in 2013 which suggested more walking opportunities for our residents. As such, they serve on the Brownfields Advisory Committee to advocate for the redevelopment to include greenspace and walking trails which would connect the Town’s opportunities increasing the healthy lifestyle choices.
- Conservation Law Foundation is a non-profit community organization that uses the law, science, policymaking, and the business market to help communities find pragmatic, innovative solutions to New England’s toughest environmental problems. CLF serves on the Brownfields Advisory Committee to be a resource for understanding the challenges associated with releasing and revitalizing the unnamed brook beneath the Tannery site and provide guidance on funding sources for project implementation.

d) Partnerships with Workforce Development Programs

While there are no Brownfields job training grantees in our area, hiring local as a part of the assessment, cleanup, and during the redevelopment work is very important to us. We will also partner with York County Career Center in nearby Springvale, Maine to raise awareness about the impending environmental work at the Tannery site in an attempt to find competent environmental staff to support the project. In addition, the Town will bid the actual cleanup to local subcontractors from Berwick as a first priority because we are rich in the trades.

4) Project Benefits

a) Welfare, Environmental, and Public Health Benefits

Berwick has a long history—in fact it’s over three centuries old—and during that time many important events have occurred in town that have made our residents proud; but none of these events will compare to the day that the Prime Tanning site is finally redeveloped. In all of York County and Southern Maine there is no other project like Prime Tanning that can wholly change the surrounding community forever. Rarely does an entire downtown get a “do over.” As such, there are tremendous project benefits that will be realized from a redeveloped Tannery site.

Based on the plans developed during an October 2015 Workforce Housing Charrette hosted by the Town, the redeveloped Blue Sort Building will include 10,000 s.f. of workforce and/or senior housing. Plans for the other lots call for a new “Main Street” in downtown Berwick, approximately 70,000 square feet (s.f.) of light industrial space on Lot 1 & Lot 2, 8,000. s.f. of office space, 30

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

other units of workforce housing, 45,000 s.f. retail, 2 acres of greenspace, a new Main Street, and new connections to other recreational opportunities including the Salmon Falls River, Penny Pond and the Town's recreational fields. Future site occupants and adjacent residents will realize health benefits from reduced/eliminated toxicity associated with the reduction of contaminants from water, soil and air. The redevelopment of the Tannery will serve as a catalyst for investment in other blighted buildings and substandard housing in the downtown. The redevelopment of the Blue Sort Building, and other lots, will also help attract new businesses to Berwick. This will create significant welfare and economic benefits besides the obvious removal of blight. **Ultimately, the redevelopment of Prime Tanning will result in a reduction of over 80% of the blight in downtown Berwick over the next 10 years.**

In addition, a cleaned up and redeveloped Tannery site, including Blue Sort Building, will lead to the environmental benefit from the physical remediation of contaminants from 11 acres in our downtown. Cleanup will help to make the residents and sensitive populations become healthier because the identified contamination migration and/or exposure pathways will be properly mitigated. The assurance of CERCLA and state liability protections that will come from participation in the Maine Voluntary Response Action Program will also allow private developers to get comfortable with investing private equity in the site and allow for the successful redevelopment of the site in accordance with the Town's vision. Removal of uncertainty removes investment risk, and investment is key to the future success of the downtown environment on multiple fronts. The remediation of the site as well as the daylighting of the unnamed brook at the site will also result in water quality improvements to the Salmon Falls River which is a public water source for Berwick and other communities.

Depending on the finished redevelopment, the current Vision Plan calls for saving the roadways around the Tannery site with the addition of a new "Maine Street" through the center of the site. Water and sewer connection conveyances will be saved and modified to connect to the new buildings. To quickly facilitate a healthier Berwick, green remediation practices and adaptation to climate change are considered during development of the ABCA and cleanup design to ensure the environmental footprint of the implemented remedies are minimized and the long term cleanup is resilient to climate change.

b) Economic and Community Benefits

The redevelopment of the Tannery site will result in tangible economic benefits. In this regard, we expect that the fresh new building stock that will come from the redevelopment of the Tannery site will attract new businesses to Berwick and create over 100 new jobs (developer estimate). We estimate up to 5 permanent jobs for Blue Sort Building alone. Based on our understandings of the economics of the area, the Town Assessing Agent expects that this redevelopment of all the Tannery Lots will leverage between \$10,000,000 and \$20,000,000 in private investment. Moreover, the redevelopment of Blue Sort will likely leverage as much as \$3,000,000 in private investment. This type of total redevelopment is expected to increase Berwick property values around the site immediately by as much as 10% and bring in between \$65,000 and \$90,000 per year in property taxes for the Tannery site once it is back on the tax rolls and redeveloped in accordance with the Master Plan. This redevelopment is slated to become workforce housing opportunities for young professionals who work in Town or other nearby urban centers, one of which is walking distance from the site.

The redevelopment of the Tannery site will also result in tangible non-economic benefits. The public Greenspace will include certain amenities such as open grassy areas, hard surface walking

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paths, public art, large shade trees, benches, picnic tables, ornamental lighting, and a small play area which are important recreational opportunities identified by the Choose to be Healthy Coalition. An important element of the park is that it will be connected to the nearby Salmon Falls waterfront and a local pond and the Berwick ball fields approximately 1/3 mile away via a hard surface walking path. Because it was identified as a ‘touchstone’ of the community during the Charrette process, the old Prime Tanning smoke stack (which is on Lot 1) will be preserved and dedicated as a reminder of the importance of our industrial heritage. An important component of the Greenspace will be the releasing and revitalization of the approximately 1,000 feet of the unnamed brook that is culverted beneath the other lots that make up the site. This will be done with support from the Conservation Law Foundation, one of our community organizations for this project. This will allow access to the stream and ensure the rural character of Town is conveyed to downtown.

5) Programmatic Capability and Past Performance

a) Audit Findings

The Town of Berwick has had no adverse audit findings.

b) Programmatic Capability

Berwick’s organizational structure is as follows: the Town Manager is in direct charge of all municipal offices in Berwick including the Planning Department, Assessor’s Office, Finance Office, Police and Fire Departments, and Town Clerk’s Office. As such, the Town Manger will be directly responsible for overseeing this grant. A description of the grant roles and experience of each staff involved is included below:

Project Oversight: Town Manager Stephen Eldridge is eminently qualified to oversee the management of this grant. He is the chief executive and administrative official in Berwick. He manages all town staff and all departments. Mr. Eldridge has worked in town government since 1999 (town administration). He is currently overseeing the Town’s six (6) current cleanup grants and has prior experience with Brownfields project from his work in Lisbon, Maine where he served as the Town Manager and partnered with the Androscoggin Valley Council of Governments (AVCOG) Brownfields program.

Project Management: Mr. John Stoll, Berwick Town Planner, will serve as the project director for this grant. Mr. Stoll has 7 years of experience working as a planner for Berwick, Maine; the City of Sanford, Maine; and the City of Aberdeen, South Dakota. Mr. Stoll was exposed to EPA funded Brownfields assessment work through his work in Sanford, Maine, which recently completed a very similar project. Mr. Stoll is currently managing the six (6) EPA Cleanup Grants that were awarded in FY15 and FY16. The work is underway and headed toward a tremendous success.

Grant Support: The financial management of all grants administered by the Town’s is done by Ms. Maureen Finger who serves as the Finance Director. Ms. Finger has been working in this capacity in towns and cities across Maine since 1999 and has more than 20 years of general municipal finance experience.

Berwick already has retained Mr. Bryan Dench of Skelton, Taintor and Abbott to assist with the legal aspect of the Tannery site. Mr. Dench has tremendous experience with Brownfield properties in Maine having assisted the City of Sanford with the acquisition of the Sanford Mill in 2009.

Procurement: In the case where additional expertise is required (i.e. environmental contracting), the Town utilizes a competitive procurement process for obtaining this expertise. This will consist of setting up a proposal review committee, receiving proposals from multiple firms, evaluating the

Prime Tanning Blue Sort, Berwick, Maine – Cleanup Grant Application – Ranking Criteria

firms based on established criteria, and awarding the contract to the firm that best meets those criteria.

c) **Measuring Environmental Results: Anticipated Outputs and Outcomes**

Consistent with our current grants, the mechanism for tracking, measuring, and evaluating progress and achieving our program outcomes (short and long-term) is measured through our quarterly EPA reports which are updated on a quarterly basis in the EPA ACRES database. Upon notification of award, Berwick prepares the required Cooperative Agreement Work Plan with EPA. The work plan outlines the overall project schedule and project budget, and identifies the various stages, work tasks, required benchmarks, and milestones that will be tracked and measured during grant implementation. By connecting the outputs to our work plan provides an important way to link the results of the grant funding with EPA's strategic plan as well as demonstrate to Congress the tangible results of the Brownfields grant program.

d) **Past Performance and Accomplishments**

i) Currently or Has ever Received an EPA Brownfields Grant

1. **Compliance with Grant Requirements:** Town of Berwick was awarded three (3) EPA Brownfields Cleanup Grants in FY15 and three (3) EPA Brownfields Cleanup Grants in FY16. The grants for awarded for Lot 1, 2/3/7, 4, 5, 6 and 133 which are also associated with the Prime Tanning Site. The grants were awarded in 2015 and this past summer and have end dates of September 30, 2018 and September 30, 2019 respectively. The current balance of each grant is \$195,157 for Lots 4, 5, & 6 and \$_____ for Lots 1, 2/3/7, and 133 (this cleanup work is commencing this winter). This cleanup work is geared toward cleaning up identified polycyclic aromatic hydrocarbon soil contamination, asbestos and lead associated with various building components and cleaning up contamination under buildings associated with these lots. An aggressive schedule has been developed because the developer is interested in beginning redevelopment as lots are cleaned up because there is interest from a Maine-based company to redevelop Lot 1 as a brewery and a restaurant. We fully expect have Lot 4, 5, and 6 be cleaned up and fully drawn-down by the fall/winter of 2017 and Lots 1, 2/3/7, and 133 by summer of 2017.

All work completed to date has been in compliance with the Cooperative Agreement. Commensurate with our wishes and those of the interested redevelopment party, the QEP is moving quickly forward toward cleaning up these lots. As such, the town expects that it will competitively hire a cleanup contractor by December 2016 and the initial phases of the cleanup work are expected to be complete by this coming summer (2017). ACRES has been updated with our latest information for the six open grants.

2. **Accomplishments:** To date, the town has hired a Qualified Environmental Professional (QEP), the Brownfields Advisory Committee has met, we conducted a Brownfields 101 to educate the public on the Brownfields cleanup process and approach during a public Selectman meeting which was also aired on local television, we conducted a workforce housing charrette in October 2015, our grant partners are helping get the word out to inform and engage to public, and many elements of the cleanup planning have begun. All the above work was accurately reflected in ACRES. By summer 2017, we will have accomplished the following on all six EPA cleanup grants: ABCA approved by EPA/MEDEP; CRP in-place; 5 Brownfields Advisory Committee meeting held; SHPO requirements Met; 5 acres cleaned up on Lots 1, 2, 3, 4, 5, 6, 7, and 133; and redevelopment underway (Lot 4 to become a new Main Street for the town and Lots 1, 2, 3, 5, 6, and 7 to become mixed use commercial retail space and housing, and Lot 133 to become workforce/senior housing).

ATTACHMENT A
THRESHOLD DOCUMENTATION

ATTACHMENT A - THRESHOLD DOCUMENTATION

1. Applicant Eligibility

Eligible Entity: The Town of Berwick is municipal corporation organized under the Statutory Town Manager Plan (Town Meeting-Board of Selectmen-Town Manager style of government). We do not have a municipal charter, but rather default to the State law as per Town Meeting action from 1949. The Town was incorporated within the State of Maine in 1713.

2. Site Ownership

The Town of Berwick has owned the Site since 2014 when it was acquired from Prime Tanning, Inc. through property tax foreclosure. The Town of Berwick has sole ownership as indicated by fee simple title recorded deed.

3. Basic Site Information

- (a) Name of Site: Prime Tanning Blue Sort Facility
- (b) Address of Site: 35 Sullivan Street, Berwick, Maine
- (c) Current Owner of Site: Town of Berwick
- (d) Date of Acquisition: November 14, 2014

4. Status and History of Contamination at the Site

- (a) Nature of Contamination: Surface and subsurface soil have been documented to contain concentrations of polycyclic aromatic hydrocarbons (PAHs) that exceed the applicable Maine Department of Environmental Protection (DEP) residential and/or commercial worker Remedial Action Guidelines for Site Contaminated with hazardous Substances (RAGs).
- (b) Operational History and Current Uses: Currently the property is vacant and shuttered. Various manufacturing operations occurred at the Site from 1877 to 1930 including a tannery, wool pulling works facility, a sash and door manufacturer, a reed manufacturer, a carriage manufacturer, an oil company, a laundry facility, a shoe factory, and a lumber company. Tannery operations occurred at the Site from approximately 1930 until 2008 when the mill closed and the Prime Tanning owners filed for bankruptcy protection. In 2014, the Town of Berwick acquired the Prime Tanning property for owed back property taxes. No known environmental cleanup or remediation is known to have occurred at the Blue Sort facility to date.
- (c) Environmental Concerns: The primary environmental concerns at the property include exposure to PAHs and during and after redevelopment, if the historical fill materials and shallow soil at the Site are not managed properly.
- (d) Cause and Nature and Extent of Contamination: Over 100 years of historical uses of the property have resulted in Site-wide elevated concentration of PAHs in surface and subsurface soil across the Site.

5. Brownfields Site Definition

- (a) The Site is not listed or proposed to be listed on the National Priority List

Prime Tanning Lot 133 – Berwick, Maine – Cleanup Grant Application – Ranking Criteria

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

6. Environmental Assessments Required for Cleanup Proposals

Several Environmental Assessment have been completed at the Site including the following:

- October 2007, Phase I Environmental Site Assessment (ESA), ENSR Corp.
- June 14, 2010, Phase I ESA, Ransom Environmental
- August 26, 2010, PCB Caulk Screen, Summit Environmental
- September 1, 2010, Asbestos Identification Survey
- October 15, 2010, Phase II ESA, St. Germain-Collins
- January 6, 2011, Preliminary Feasibility Study, Summit Environmental
- January 18, 2011, Supplemental Site Investigation, St. Germain-Collins
- May 25, 2012, Phase I ESA, St. Germain-Collins
- August 9, 2013, Phase I ESA Update, St. Germain-Collins

7. Enforcement or Other Actions

No ongoing or anticipated environmental enforcement actions have been issued for the Site.

8. Sites Requiring a Property-Specific Determination

The Site does not require a property-specific determination. This Site is not considered part of a special class as defined below:

- properties subject to planned or ongoing removal actions under CERCLA
- properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA)
- properties with facilities subject to RCRA corrective action (§3004(u) or §3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures
- properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit
- properties where there has been a release of PCBs and all or part of the property is subject to TSCA remediation

Prime Tanning Lot 133 – Berwick, Maine – Cleanup Grant Application – Ranking Criteria

- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund (see Appendix 1 for a definition of LUST Trust Fund sites)

9. Site Eligibility and Property Ownership Eligibility

(a) Hazardous Sites

1. CERCLA § 107 Liability

The Town of Berwick is eligible for liability defenses under CERCLA under the local government exclusion for involuntarily acquiring the property for owed taxes.

2. Information on Liability and Defense/Protections

- a. Information on the Property Acquisition: The Town of Berwick acquired the Site from Prime Tanning, Inc. on November 14, 2014, through property tax foreclosure. The Town of Berwick has sole ownership as indicated by the fee simple title through recorded deed. The Town of Berwick has no affiliation with Prime Tanning, Inc.
- b. Timing and/or Contribution Toward Hazardous Substances Disposal: All disposal of hazardous substances occurred prior to the Town's acquisition of the Site. The Town has never arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.
- c. Pre-Purchase Inquiry: As stated in Item 6 above, several pre-purchase inquiries have been conducted. Each of the personnel who completed the assessments meet the qualifications of "environmental professional" as defined in the EPA rule for "All Appropriate Inquiry." Please note that while a Phase I ESA was not completed within 180 days prior to acquiring the Site, the Town is eligible for one of the liability defenses under CERCLA under the local government exclusion for involuntarily acquiring the property for owed taxes.
- d. Post-Acquisition Uses: The Site is currently vacant and shuttered. There are no applicable current or prior users during the time of ownership of the Site by the Town of Berwick.
- e. Continuing Obligations: The Town of Berwick is not aware of any continuing releases or threatened releases at the Site. All contaminants of concern at the Site are contained to Site soils. The Site is largely either covered with asphalt pavement or the Site building, which prevents direct contact with Site soils. The Site building also remains locked to prevent trespassers from entering the Site building.

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

(b) Petroleum Sites: Not Applicable

The Town of Berwick is not requesting funding for the cleanup of petroleum contamination at this time.

10. Cleanup Authority and Oversight Structure

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

The Town will also hire qualified environmental professional (QEP) prior to implementing remediation activities at the Site. The QEP will obtain and evaluate remediation contractor bids, coordinate and oversee remediation activities, and document the remedial actions pertinent to the VRAP. The Town's procurement procedures will be consistent with 2 CFR 200.317 through 200.326..

- (b) Adjacent Property Access: Site contamination is confined to the Site and adjoining property access is not anticipated to be required. However, in the event that contamination is discovered on adjacent or neighboring properties, then the Town is committed to take the necessary steps to mitigate this contamination as well.

11. Statutory Cost Share

- (a) Source of Cost Share Funds: the Town will use in-kind services and/or direct financial contributions to meet the 20% cost share.
- (b) Cost Share Waiver: No Cost Share Waiver is being requested

12. Community Notification

The Town of Berwick conducted a public meeting on Tuesday, **December 20, 2016, at 6:30 PM** to gather comments on the draft Brownfields Cleanup Grant application being submitted to the EPA and the draft Analysis of Brownfields Cleanup Alternatives (ABCA) for the cleanup of the Site. The meeting was held at the Berwick Town Hall as part of a regularly scheduled Selectman's meeting. **Approximately 34 people from the public attended.** We did not receive any formal comments from the public; however, general comments from the public were very positive and supportive of the grant application. The required documentation including a copy of the meeting advertisement, a summary of comments received, responses to public comments, the meeting notes and sign-in sheet for the public meeting are include in **Attachment 5**. A copy of the draft ABCA is included in **Attachment 6**.

ATTACHMENT B
LETTERS OF COMMITMENT FROM
COMMUNITY ORGANIZATIONS

ATTACHMENT C
DOCUMENTATION INDICATING THAT
LEVERAGED FUNDS ARE COMMITTED

ATTACHMENT D
COMMUNITY OUTREACH DOCUMENTATION

ATTACHMENT E
DRAFT ANALYSIS OF BROWNFIELDS CLEANUP
ALTERNATIVE

ATTACHMENT F
DOCUMENTATION OF NONPROFIT STATUS
(NOT APPLICABLE)

ATTACHMENT G
DOCUMENTATION OF APPLICANT
ELIGIBILITY

**PLEASE NOTE THAT THIS ATTACHMENT HAS BEEN LEFT INTENTIONALLY
BLANK BECAUSE THE APPLICANT IS A TOWN AND THIS INFORMATION IS NOT
REQUIRED FOR TOWN, CITIES, ETC...**

Prime Tanning Lot 1 – Berwick, Maine – Cleanup Grant Application – Ranking Criteria