

# WASHINGTON COUNTY COUNCIL OF GOVERNMENTS

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Helping Washington County  
Communities Plan for Tomorrow

Judy East, AICP  
Executive Director

November 14, 2008

Environmental Management Support, Inc.  
Attn: Mr. Donald West  
8601 Georgia Avenue, Suite 500  
Silver Springs, MD 20910

Dear Mr. West:

Please accept the enclosed application for Community Wide Brownfields Funding for both Hazardous Substance Assessment and Petroeum Assessment for Washington County, Maine.

The Washington County Council of Governments (WCCOG) is a municipal membership organization that provides local and regional land use planning and technical assistance to its member communities in rural Downeast Maine. There are 47 communities in Washington County none of whom have professional planning staff. The WCCOG combines resources to meet challenges that may exceed the capacity of municipal government; facilitates communication and coordination among governments and agencies; and identifies opportunities that bring resources into the county.

Washington County is one of sixteen counties in the State of Maine and is located in the most easterly section of the state. Washington County has a proud industrial heritage of manufacturing including lumber mills, ship building, canneries, and paper mills dating back to the mid-1800s. Economically, lumber exports were the major business of the county in the mid-1800s. Fishing, especially sardine packing, became the major industry by the end of the nineteenth century, peaking at 18 canneries by the early 1900s. The industry declined during the World War II years to 6, and the last cannery closed in 1983. Important sources of income for the county's residents now include: wild blueberries, tipping and wreath making, and paper mills in Baileyville. However, with globalization, manufacturing jobs have been declining for the past 20 years.

Washington County is one of the most depressed counties in New England due to its distance from other sections of the State, and its reliance on a seasonal economy (blueberries, wreaths and Christmas trees, fishing and clamming, wood harvesting, etc.). This Brownfields Assessment grant is required to help revitalize the blighted conditions of our target area downtowns and reverse the economic depression that has plagued Washington County.

Our informal inventory of Brownfields sites has identified over 120 potential Brownfields sites within Washington County that occupy over 200 acres of area. The WCCOG Brownfields program will focus on the neediest communities in the region as well as the communities that have the highest concentration of Brownfields. We have targeted four communities - Calais, Cherryfield, Cutler and Machias – that have Brownfields sites and particular re-development potential.

## Washington County Council of Governments (WCCOG) Brownfields Assessment Program

Other required information follows:

- a. Applicant Identification: Washington County Council of Governments, PO Box 631, Calais, ME 04619
- b. Funding Requested: \$200,000 for Communitywide Hazardous Substance Assessment  
\$200,000 for Communitywide Petroleum Assessment
- c. Location: Washington County, Maine. List of communities included in Appendix A.
- d. Site Specific Property Name: NA
- e. Contacts: Project Director: Judy East, Executive Director, Washington County Council of Governments, PO Box 631, Calais, ME 04619; 207-454-0465 (phone); 207-454-2568 (fax); jceast@wccog.net  
Executive Director: Judy East, Executive Director, Washington County Council of Governments, PO Box 631, Calais, ME 04619; 207-454-0465 (phone); 207-454-2568 (fax); jceast@wccog.net
- f. Date Submitted: November 14, 2008
- g. Project Period: July 2009 through June 2012
- h. Population Served: 33,941 within Washington County (2000 US Census)  
6,671 within target areas

Thank you for considering our Brownfields Assessment grant application.

Sincerely,

Judy East  
Executive Director

cc: cc: Diane Kelley, EPA Region 1 Brownfields Contact  
Jean Firth, Maine Department of Environmental Protection

## Washington County Council of Governments (WCCOG) Brownfields Assessment Program

### Threshold Criteria for Assessment Grants

1. **Applicant Eligibility:** The Washington County Council of Governments (WCCOG) is a municipal membership organization that provides a wide range of land use planning services to its member communities in Downeast Maine. The State Legislature recognizes councils of governments and regional planning commissions as forms of regional councils with the authority to accept funds to implement municipal programs and services on behalf of member municipalities and to provide programs and services for transit, solid waste, household hazardous waste, economic development, code enforcement, general financial and administrative activities and joint purchasing. Statutory authority is described in accordance with MRSA Title 30-A, Subsection 2301 - 2316 and reproduced in Appendix B.

2. **Letter from the State or Tribal Environmental Authority:** Letter from Jean Firth, Brownfields Coordinator for the Maine Department of Environmental Protection is included in Appendix C.

3. **Site Eligibility and Property Ownership Eligibility:** Not Applicable.

### Ranking Criteria for Assessment Grants

#### 1. a. (i) Community Need (Health, Welfare, and Environment)

The Washington County Council of Governments (WCCOG) is a municipal membership organization that provides local and regional land use planning and technical assistance to its member communities in rural Downeast Maine. There are 47 communities in Washington County (See Appendix A) all of whom would be eligible for assistance from the WCCOG with the site assessment funding sought through this request. There are no municipalities in the county with professional planning staff. The WCCOG combines resources to meet challenges that may exceed the capacity of municipal government; facilitates communication and coordination among governments and agencies; and identifies opportunities that bring resources into the county.

Washington County is one of sixteen counties in the State of Maine and is located in the most easterly section of the state. It borders the Canadian province of New Brunswick along its eastern edge; Aroostook, Penobscot and Hancock counties to the north and west; and the Gulf of Maine along its southern edge. The County covers 2,628 square miles or an area larger than the states of Delaware and Rhode Island combined. There are two cities (Calais and Eastport), forty-four towns and several unorganized territories within the county. The population of the county is 33,941 (2000 US Census).

Washington County has a proud industrial heritage of manufacturing including lumber mills, ship building, canneries, and paper mills dating back to the mid-1800s. The first railroad in Washington County carried lumber from Whitneyville to waiting schooners at Machiasport beginning in 1840. The port of Eastport was connected by rail in 1898 and the first load of sardines was shipped in 5 boxcars beginning a long history of canning operations in Washington County. Ship building, both sail and steam, became an important industry and was extremely important to the expanding towns in Washington County. In a period of fifty years, over 2,000 vessels were built in Washington County. The ships were exported all over the world and also utilized locally for scheduled runs to New York, Boston, Halifax, St. John and Portland.

Economically, lumber exports were the major business of the county in the mid-1800s. Fishing, especially sardine packing, became the major industry by the end of the nineteenth century, peaking at 18

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canneries by the early 1900s. The industry declined during the World War II years to 6, and the last cannery closed in 1983. Important sources of income for the county's residents now include: wild blueberries, tipping and wreath making, and paper mills in Baileyville. However, with globalization, manufacturing jobs have been declining for the past 20 years.

Our informal inventory of Brownfields sites has identified over 120 potential Brownfields sites within Washington County that occupy over 200 acres of area. The WCCOG Brownfields program will focus on the neediest communities in the region as well as the communities that have the highest concentration of Brownfields. We have targeted four communities - Calais, Cherryfield, Cutler and Machias - that have Brownfields sites and particular re-development potential but any site in the county would be considered in the community-based site identification process. The population and percentage of low to moderate income persons within each community in the county is provided in Appendix A. Each of the target communities are discussed below.

Calais - Calais is the most populated area and a service center for eastern Washington County. It was formerly a large shipbuilding and lumber-milling center. In the mid 1800s, Calais was a thriving community with a population rising to the all-time high of 7,200 in 1900. In 1900 lumber was still the chief industry, but other businesses included a shoe factory, a wool pulling concern, a tannery, a granite works, a plaster mill, three box factories, two grist mills, a brick yard, a foundry, machine shops, several ship repair yards, a marine railway, dry docks, a sail loft, and several large lumber mills. For the first half of the twentieth century, the economy of Calais was based on the exportation of local natural resources such as lumber, granite, and fish. As the transportation of goods switched from sailing vessels to trains and trucks, the amount of economic activity and the population of Calais declined. Population in 2000 was 4,370 and the unemployment rate hovers around 10%. Based on our preliminary inventory, 10 Brownfields sites are located within the City. This includes a blueberry trucking depot, a coal gasification facility and dump and a former rail yard, three gasoline service stations and three automobile repair facilities). Calais, due to its waterway location and its border with Canada, has a high redevelopment potential for its derelict sites compared to other towns in the Washington County. However, it is likely that those identified Brownfields sites will only see a reuse if the suspected environmental issues are identified, assessed, and remediated.

Cutler - Cutler is a rural seacoast town that once thrived due to the presence of the former Cutler Naval Base. The Cutler Naval Base once had over 250 stationed service personnel and their families living there. The facility was constructed in the late 1950's and early 1960's and provided high frequency and very low frequency communications to the US military. The site was decommissioned in the early 2000's. Once decommissioned, those persons vacated the site and the majority of the site remains unoccupied. This loss of population had a detrimental effect on Cutler and the surrounding region's businesses. In Cutler's downtown, there have been a handful of businesses that closed, leaving behind five vacant, abandoned Brownfields sites including: three former gasoline stations, a former dumping area, and a former manufacturing facility.

The Cutler Naval Base is currently owned by private entities and occupies 80 acres of land. It formerly housed auto repair facilities, petroleum fueling depots, and hazardous waste storage areas. The Administration area at the former base consists of about 100,000 square feet of partially occupied commercial and industrial buildings. Potential contaminants at the site that are limiting redevelopment include lead, asbestos, petroleum, PCBs, VOCs and SVOCs could exist in the air, water and soil at the site. Their potential presence has hampered reuse of the vacant buildings and

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full use of the property. Properly assessing suspected environmental contaminants will allow for a remedial action plan to be implemented and facilitate full redevelopment of the site.

Cherryfield – Cherryfield was home to one of Maine’s largest concentration of industrial mills. During the early 1900’s there were a total of nine dams that powered gristmills, shipbuilding factories, furniture factories, machine shops and a power company. Along with this industrial activity, the retail sector boomed in Cherryfield. This retail section included over ten Brownfields locations including gasoline fueling stations that have since been abandoned along Main Street and Cherryfield’s Downtown Village District.

The area at the intersection of the current Route One and Route 193 (Main Street), locally named the “Lower Corner”, has formerly had at least four fueling stations and currently has a vacant gas station. The Intersection of Main Street and “Old” Route One, consists of three abandoned gasoline stations. In between the two “Corners” the Historic Village District that located many thriving businesses existed alongside the Victorian style dwellings.

Cherryfield has seen a dramatic decline in population and businesses over the previous fifty years. Closed businesses have left environmental concerns in the form of petroleum and hazardous wastes. There are a number of properties that are either vacant, or underutilized due to the assumed presence of environmental conditions impacting soil and groundwater.

Machias - Machias is the county seat and a service center for coastal Washington County. Machias was settled in 1763 and its economic history includes multiple sources of commercial and industrial activity including manufacture of lumber, carriages, boats, woolens, boxes, electric power, and other products. By 1920, there were four large saw mills, a sash, blind and molding factory, modern box mill, large grist mill, iron factory, machine shop, three steam mills, two granite and marble shops, water company, electric company, insurance companies, four churches, thirty stores of various kinds, three hotels, several boarding houses and three banks. Today there is less diversity in local economic enterprise than existed years ago.

The Machias River, US Route One, and the once active railroad are major physical features of this downtown area. One of the former auto repair facilities that abuts the riverbank in the downtown section of Machias is locally known as the former Ramsdell Garage. Once a prosperous auto dealer and repair shop, it is now a derelict, unappealing concrete building with no recent redevelopment activity. The building is an eyesore with peeling paint and a large blue tarp on the roof. Large boulders limit property access. Based on the previous uses at the property, environmental conditions in the form of soil and groundwater contamination exist at the site.

The Brownfields sites present in the target communities present an unknown risk inhibiting the redevelopment of these sites. Many of the Brownfields sites have adversely impacted the environment through the release of contaminants including petroleum products from the various abandoned gasoline service stations, chlorinated solvents from the various machine shops and former manufacturing facilities, heavy metals from former shipbuilding facilities, as well as asbestos and lead paint from building products contained in the older industrial buildings. The assessment proposed for completion using assessment grant funds will quantify the environmental contamination at these Brownfields sites.

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The Brownfields sites presented above have adversely impacted the welfare of our target communities. The decline of manufacturing and subsequent creation of Brownfields have resulted in blighted areas within our downtowns, vandalism, lack of upkeep, increased poverty and ultimately is contributing to an out-migration of population from the target areas (see Section 1.b).

The Brownfields sites present above have also adversely impacted the health of our target communities. According to 2008 statistics maintained by the Maine Center for Disease Control and Prevention, Washington County has the highest incidence of cancer, cardiovascular disease and high blood pressure in the State. It also has the highest rate of cancer deaths in the State. In the last 10 years, overall cancer death rates have increased which goes against a declining state trend. Asthma rates are the second highest in the state and these rates have been increasing. In addition, asthma emergency room hospital visits are the highest in the state and are on an increasing trend. The adverse health impacts caused by our Brownfields can be reduced through the implementation of this Brownfields program.

### **1. a. (ii) Community Need (Health and Welfare of Sensitive Populations)**

As mentioned above, Washington County has the highest cancer and asthma rates in Maine. The data is not available to break down further into sensitive populations. However, in 2007 the Maine Department of Health and Human Services conducted statewide research into health disparities among groups who share common characteristics. The research found that low income individuals have 60% higher incidences of fair/poor health status and 75% higher incidences of high blood pressure. The data also indicates that individuals that have not received a High School education have 30% higher incidences of fair/poor health status and 25% higher incidences of high blood pressure. The data also indicates that environmental factors (among other things) contribute to the health status of individuals. As shown in the following section, the target communities of this grant have a disproportionately higher percentage of low income individuals as well as a high percentage of individuals that do not have a high school education. This combined with the high percentage of Brownfields located in the target communities suggests that the targeted communities are disproportionately impacted by environmental problems.

### **1. b. (i) Financial Need (Economic Impact of Brownfields)**

Washington County is one of the most depressed counties in New England due to its distance from other sections of the State, and its reliance on a seasonal economy (blueberries, wreaths and Christmas trees, fishing and clamming, wood harvesting, etc.). According to the Eastern Maine Economic Strategy, prepared by the Eastern Maine Development Corporation in 2002, both the Calais and Machias-Eastport Labor Market Areas (LMA) lost population in the last 20 years (-9.7% 1980-1990; -7.3% 1990-2000 in the Calais LMA and -1.6% 1980-1990; -2.9% 1990-2000 in the Machias-Eastport LMA). These trends are continuing through 2007 (see table below). This decline was greatest among two age groups - the school aged, and those aged 25-44 - who could contribute to the regional economy now and in the future. This out migration is reflected in drastically declining school enrollment figures in Washington County (-26.2%) as well as an increase in the dependency ratio within households. The dependency ratio is a figure that essentially adds the elder and youth population together and then divides that sum by those of working age. It is a rough measure of a community's ability to generate income to support its needs. The ultimate impact of this decline in a working age population is a poverty rate in the Calais LMA of 16.9% in 2001 representing an increase of 1.5% since 1990 and a poverty rate in the Machias-Eastport LMA of 19.8% in 2001 representing an increase of 6.0% since 1990.

The economic impact of our Brownfields within Washington County is tremendous. The lack of investment has caused high poverty rates, low household income, low education, high out-migration of

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population, and high unemployment. Specific economic information for each of the target areas compared to the rest of the State of Maine and the U.S. is as follows:

Target Area	Families Below Poverty Level (2000 U.S. Census)	Median Per Household Income (2000 U.S. Census)	Education Rate College Bachelor Degree or Higher (2000 U.S. Census)	% Population Change (2000 to 2007) (US Census Estimates)	Unemployment (2000 U.S. Census)
Calais	11.1%	\$24,623	11.5%	-6.7%	4.3%
Cherryfield	15.8%	\$21,486	12.7%	+5.6%	5.2%
Cutler	11.2%	\$30,625	14.3%	-3.8%	1.1%
Machias	15.4%	\$31,250	26.6%	-8.0%	6.9%
Maine	7.8%	\$37,240	22.9%	+3.3%	3.1%
U.S.	9.2%	\$41,994	24.4%	+7.2%	3.7%

As shown above, all the target communities have significantly higher poverty levels than the rest of Maine and the US; lower median household income; lower education rates (except Machias); have experienced an out-migration of population over the last decade (except Cherryfield); and have higher unemployment rates (except Cutler). This information highlights the financial need of the target communities.

### 1. b. (ii) Financial Need (Fiscal Conditions that Limit Ability to Draw on Other Resources)

Regional loss of manufacturing employment and long term economic decline has resulted in reduced investment and a limited tax base within the target communities. It has also left an aging municipal infrastructure in need of replacement. Example infrastructure projects that have full engineering and cost estimates but are pending (if/when sufficient state and federal assistance is obtained) in the target communities include the following:

Target Community	Project	Estimated Cost
Calais	Sewer upgrades (treatment plan upgrade, line replacement, pump stations)	\$12.5 million
Calais	Water system upgrades (replace lines)	\$5 million
Calais	Waterfront redevelopment (marina, wharf, trails, parks, convention center, trails, parking)	\$14 million
Cherryfield	Sewer Collection System Upgrade	\$4.4 million
Machias	Sewer systems upgrades (new treatment plant; generator, aeration and chlorine tanks, line extension)	\$9.8 million

This just scratches the surface for what is needed for our target communities. This large infrastructure need as well as shrinking tax base caused by out-migration, has led to high mil rates for the target communities including Calais (mil rate \$24.95/1000), Machias (mil rate \$26.50/1000), and Cherryfield (mil rate \$13.20/1000). These are significantly higher than the Washington County mil rate of \$11.35/1000 and State of Maine mil rate of \$11.23/1000. Fiscal constraints for Cutler include the fact that 65% of land mass in the town is public reserve land and the only area for redevelopment and increase to the local tax base is the former military base and surrounding area.

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This highlights the fiscal constraints of the target communities to implement the Brownfields assessments using their own funds. Without these Brownfields Assessment funds, the Brownfields contained in the target areas will not be assessed and redeveloped leading to continued disinvestment in the communities and adverse impacts to health and welfare of its residents.

### **2. a. (i) Project Description and Feasibility of Success (Project Description)**

Washington County has suffered greatly from the loss of manufacturing jobs over the years. This has left many buildings within the downtowns of our target communities vacant and underutilized. Environmental contamination in many Brownfields sites is contributing to the lack of investment in our downtowns resulting in adverse impacts to our environment, economy, and health and welfare of our residents. The WCCOG Brownfields Program will facilitate the redevelopment of our Brownfields sites by quantifying the environmental contamination, thus removing a critical roadblock to redevelopment. The execution of our community outreach program will ensure that the concerns of the public are considered in the assessment process and their vision for redevelopment is incorporated into the reuse planning process. Through leveraging our additional funding sources, we will be able to provide financial incentives to ensure the successful redevelopment of our Brownfields.

More specifically, the Brownfields program will be used to identify, assess, and conduct remedial action, feasibility and reuse planning at potential Brownfields sites throughout the region which will lead to the remediation and redevelopment of the sites. Approximately 35 petroleum and 85 hazardous substance Brownfields sites are located in the region. Therefore, the WCCOG is applying for the both petroleum and hazardous substances Brownfields Assessment grant funding to help address the many potential Brownfields sites located within the target communities of our region, which will serve as a catalyst for additional private investment.

The WCCOG Brownfields program will consist of the following components:

#### Task 1

- Formation of a Brownfields Advisory Committee consisting of municipal officials, representatives from community based organizations as well as individuals representing real estate brokers, developers and financial institutions;
- Hiring of an environmental contractor to assist us with the inventory, site selection, assessment and cleanup planning components of the project;
- Completion of a comprehensive Brownfields Inventory for both petroleum and hazardous substance sites;
- Select high priority sites for Environmental Assessment activities;

#### Task 2

- Complete Phase I Environmental Site Assessments on the selected high priority sites;

#### Task 3

- Complete Phase II Investigations at selected high-priority sites;

#### Task 4

- Complete cleanup and redevelopment planning on the selected high priority sites;

#### Task 5

- Engage community-based organizations, landowners, developers, municipal officials and residents during the inventory and assessment process as well as during redevelopment and cleanup;
- Provide all stakeholders with updates on the Brownfields program via emails, community meetings, press releases, and websites; and

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- Complete required EPA quarterly reporting and management of technical tasks associated with the grant.

While the program will be open to all 47 communities in Washington County, we anticipate that a major focus of the inventory and assessment process will be in the downtown and village centers of the target communities of Calais, Cherryfield, Cutler, and Machias which serve our neediest and most sensitive populations. Beyond the assessment phase of the project, WCCOG will work with developers to obtain remediation funding for projects through the EPA and Maine DEP as well as leverage the additional funds contained in Section 2.B.ii in order to ensure successful redevelopment of the sites. More specific task descriptions for the program are described below.

### 2. b. (i) Budget for EPA Funding and Leveraging Other Resources (Budget Table and Task Descriptions)

WCCOG will utilize EPA funding to conduct the Brownfields inventory and assessment activities throughout the region. Proposed budgets for each grant are presented below.

Washington County Council of Governments Petroleum Assessment Budget						
Budget Items	Task 1	Task 2	Task 3	Task 4	Task 5	TOTAL
	Site Selection & Evaluation	Phase I Site Assessments	Phase II Site Assessments	Cleanup/ Redevelopment Planning	Program Implementation & Community Involvement	
Personnel	\$4,000	\$2,000	\$2,000	\$2,000	\$7,000	\$17,000
Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$3,000	\$0	\$0	\$0	\$0	\$3,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$10,000	\$18,000	\$122,000	\$25,000	\$5,000	\$180,000
<b>TOTAL</b>	<b>\$17,000</b>	<b>\$20,000</b>	<b>\$124,000</b>	<b>\$27,000</b>	<b>\$12,000</b>	<b>\$200,000</b>

Washington County Council of Governments Hazardous Substance Assessment Budget						
Budget Items	Task 1	Task 2	Task 3	Task 4	Task 5	TOTAL
	Site Selection & Evaluation	Phase I Site Assessments	Phase II Site Assessments	Cleanup/ Redevelopment Planning	Program Implementation & Community Involvement	
Personnel	\$4,000	\$2,000	\$2,000	\$2,000	\$7,000	\$17,000
Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$3,000	\$0	\$0	\$0	\$0	\$3,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$10,000	\$16,000	\$130,000	\$18,000	\$6,000	\$180,000
<b>TOTAL</b>	<b>\$17,000</b>	<b>\$18,000</b>	<b>\$132,000</b>	<b>\$20,000</b>	<b>\$13,000</b>	<b>\$200,000</b>

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Task 1: Site Selection and Evaluation – This task budget will be used to form the Brownfields Advisory Committee consisting of municipal officials, representatives from our community based organizations as well as individuals representing real estate brokers, developers and financial institutions. WCCOG and the Advisory Committee will then solicit contractor bids and hire an environmental contractor to assist WCCOG with the inventory, site selection, assessment and cleanup planning components of the project. WCCOG, the Advisory Committee and the selected contractor will then conduct a comprehensive Brownfields Inventory for both petroleum and hazardous substance sites. This will consist of utilizing nominations from the member communities and advisory committee, existing databases from Maine Department of Environmental Protection and historic town historic maps; as well as windshield surveys of the target communities. Once this is completed, the Advisory Committee will develop selection criteria for high priority sites and the select high priority sites for Environmental Assessment activities under the Brownfields Program. Selection criteria will likely be based on eligibility, environmental stigma associated with the site, redevelopment potential and creation of greenspace.

Outputs will include reports from the Brownfields inventory, the site selection nomination form, a brochure providing an overview of the Brownfields program, and meeting minutes from the Brownfields Advisory Committee meetings. The budget for each of the petroleum and hazardous substance grants is based on personnel time of 80 hours x \$50/hour (\$4,000), travel and lodging for two staff members to attending the EPA Brownfields Conference(s) at \$1,500 per person x 2 people (\$3,000) and contractual time at 100 hours x \$100/hour (\$10,000).

Task 2: Phase I Environmental Site Assessments – This task budget will be used to conduct Phase I Environmental Site Assessments on the high priority sites selected as part of Task 1. The Site Assessments will be completed in accordance with current applicable American Society of Testing Material (ASTM) standards as well as the new EPA “All Appropriate Inquiry” rule. This task will also include outreach to property owners and developers and obtaining site access agreements.

Outputs will include the final reports for 6 Phase I Assessments for petroleum sites and 4 Phase I Assessments for hazardous substance sites. The budget for the petroleum and hazardous substance grants is based on personnel time of 40 hours x \$50/hour (\$2,000) and contractual time for 6 petroleum sites x \$3,000 per site (\$18,000) and 4 hazardous substance sites x \$4,000/hour (\$16,000).

Task 3: Phase II Environmental Site Assessments – This task will be used to conduct detailed Phase II Assessments on targeted properties including obtaining site access agreements, collecting soil and groundwater samples, laboratory analyses, and report submittal. Based on the results of the Phase I Site Assessments, site specific Quality Assurance Project Plans (QAPPs) will be prepared and Phase II Assessments will be completed to confirm or dismiss the presence of hazardous materials and petroleum products identified at each site.

Outputs would include a Quality Assurance Project Plan, Sampling Plans, Health and Safety Plans, and Phase II reports for each site. We envision 6 Phase II Assessments will be completed under the petroleum grant and 4 Phase II Assessments will be completed under the hazardous substance grant. The budget for the petroleum and hazardous substance grants is based on personnel time of 40 hours x \$50/hour (\$2,000) and contractual time for 6 petroleum sites x ~\$20,333 per site (\$122,000) and 4 hazardous substance sites x ~\$32,500 per site (\$130,000).

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Task 4: Cleanup and Redevelopment Planning – Once the environmental investigations have been completed, WCCOG plans to evaluate alternatives for exploring potential remediation alternatives at each property that was subject to a Phase II ESA. The alternatives will be developed in light of regulatory considerations in addition to methods for proceeding with further action (including required enrollment in the Maine Department of Environmental Protection’s Voluntary Response Action Program). Preliminary cost estimates will be developed for the various cleanup alternatives. In addition, if a redevelopment scenario is not present for the site, reuse analysis will be completed to determine potential reuse options for the site. The cleanup plan will then be tailored to these specific reuse options.

Outputs would include a Cleanup and Redevelopment Plan for each of the sites evaluated under the program. We envision 6 Phase II Assessments will be completed under the petroleum grant and 4 Phase II Assessments will be completed under the hazardous substance grant. The budget for both petroleum and hazardous substance grants is based on personnel time of 40 hours x \$50/hour (\$2,000) and contractual time for 5 petroleum sites x \$5,000 per site (\$25,000) and 3 hazardous substance sites x \$6,000 per site (\$18,000).

Task 5: Program Implementation & Community Outreach – Funds dedicated to this task will be used to coordinate the technical and community outreach aspects of the program including the preparation of quarterly reports and associated monitoring activities, attendance at meetings and/or conferences, and coordination of contractor activities. We envision that the Community Outreach portion of the project will involve the following elements:

- Holding four (4) public forums/workshops during the site identification process, one in each target community.
- Holding one (1) public meeting during the Assessment process for each project at the beginning of the Phase II Investigation.
- Holding one (1) public meeting at the conclusion of the Phase II Investigation and during the remedial action planning stage.
- In addition to the forum/meeting/workshops WCCOG plans to reach out and engage area developers in one-on-one meetings to update them on the progress of the program, to present the community-wide inventory, and to stimulate redevelopment interest in sites.

WCCOG will maintain a comprehensive public involvement program that includes updated information on the WCCOG website, educational materials, news releases and community visits. Staff (WCCOG and the representative from the selected contractor) will meet with individual communities that are interested in participating in the program. Section 3a contains more information regarding the Community Outreach component of the project.

Outputs would include EPA Quarterly reports and property profile forms, advertisements for each of the meetings, and meeting minutes from each of the meetings. The budget for both petroleum and hazardous substance grants is based on personnel time of 140 hours x \$50/hour (\$7,000) and contractual time at 50 hours x \$100 per hour for petroleum sites (\$5,000) and 60 hours x \$100 per hour at hazardous substance sites (\$6,000).

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### **2. b. (ii) Budget for EPA Funding and Leveraging Other Resources (Leveraging)**

Success of our Brownfields program efforts largely depends on our ability to provide follow-up support to communities to pursue sustainable reuse and redevelopment after the assessment phases are concluded. WCCOG will leverage several different funding sources to ensure successful redevelopment of the sites assessed. These funding sources will likely include:

*CDBG Economic Development and Downtown Revitalization Grants:* Washington County communities with greater than 51% of low to moderate income persons are eligible for funds to assist with acquisition, relocation, demolition, clearance, construction, reconstruction, installation and rehabilitation associated with public infrastructure as well as direct business support for non-capital equipment, land and site improvements, rehabilitation or construction of commercial or industrial buildings and direct business support with working capital and capital equipment. These programs are an essential part of redevelopment within target communities working in partnership with the private sector.

*CDBG Housing Assistance Grants:* Washington County communities with greater than 51% of low to moderate income persons are eligible for funds to assist with rehabilitation and purchase of housing for low to moderate income persons including relocation assistance, acquisition, conversion of non-residential structures, demolition, down payment assistance, first time homebuyer's programs, and lead based paint removal among other programs. This program is an important component of future redevelopment of properties for affordable housing.

*EPA Cleanup Grants:* EPA Cleanup grants (up to \$200,000) can be leveraged at Brownfields Sites owned by non-profit organizations to help provide cleanup funding. WCCOG is supporting the current request for EPA Cleanup funding by the Maine DEP and will consider future applications for Washington County depending on the need.

*Pine Tree Zone:* In 2003, Governor Baldacci established Maine's Pine Tree Zone Program, a package of tax incentives targeted to businesses choosing to locate or expand in distressed areas of the state. The Sunrise County Economic Council, a project supporter of this application, provides technical assistance to help communities in Washington County to participate when an existing manufacturer proposes to expand by adding at least four net new employees or a \$250,000 investment.

*Economic Development Administration:* Through participation in the Eastern Maine Economic Development District, administered by the Eastern Maine Development Corporation (EMDC), communities in Washington County are eligible to apply for Public Works funding from the Economic Development Administration. The EMDC provides technical assistance to help communities in Washington County apply for EDA funds to construct public infrastructure and public facilities that result in the creation of new jobs. .

### **2. c. (i) Programmatic Capability (Currently or has Ever Received an EPA Brownfields Grant)**

Not applicable. WCCOG has never received an EPA Brownfield grant. See *ii* below.

### **2. c. (ii) Programmatic Capability (Has not Received an EPA Brownfields Grant but has Received other Federal or non-Federal Assistance Agreements)**

The WCCOG receives and manages multiple sources of federal and state funds. Since 2005, the budget and staff have more than doubled (from ~\$93,000/year to ~\$218,000 per year) and two state agencies

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(Maine Department of Transportation and the Maine Department of Economic and Community Development) have shifted their financial/contractual support from Eastern Maine Development Corporation to provide direct support to the WCCOG to provide technical assistance to municipalities within the county.

The WCCOG has received direct financial support from various federal agencies and has assisted numerous municipalities and the County of Washington to obtain funds from many different federal agencies including the Department of Homeland Security (3 grants totaling more than \$633,000.00), the United States Department of Agriculture Rural Community Development Initiative (\$150,000.00), and the Department of Housing and Urban Development for the Community Development Block Grant program (several million dollars to multiple municipalities over the past 4 years).

A particularly successful set of initiatives in recent years are multiple US Department of Homeland Security grants to support, 1) a new radio-communications tower in Marshfield and associated upgrades to the entire system of telecommunications county-wide (2005); 2) county-wide support for emergency operations planning, National Incident Management System compliance training, shelter management, school emergency response and standard operating procedures at the regional communications center (2007); and 3) radio equipment upgrades to improve inter-operability among multiple jurisdictions (2008). Washington County and all municipalities within it are actively bringing the entire network of communications, training and emergency response capacity into the 21<sup>st</sup> century in a post-9/11 world.

### **2. c. (ii) Programmatic Capability (Describe your Ability to Manage the Grant)**

WCCOG is a municipal membership organization. Founded as the Washington County Regional Planning Commission in 1978, it reorganized in 2000 as a Council of Governments to encourage more direct participation of individual municipalities. We have offices in Calais and Machias and provide services to our 30 member municipalities and to non-member municipalities with support from state grants. WCCOG's \$218,000 budget is funded through a combination of member dues, service fees, municipal, county and state contracts and federal grants.

In addition to the contracts with Maine Department of Environmental Protection (\$25,000/yr) and Maine Department of Economic and Community Development (\$20,000/year), the WCCOG maintains a annual contract with the Maine State Planning Office (\$25,000/yr) and multiple contracts with municipalities and the county itself (ranging from \$5,000-\$136,000/contract/year). These contracts support our ability to provide consulting services to prepare local Comprehensive Plan, land use ordinances, harbor ordinances, GIS mapping services, bicycle and pedestrian plans, emergency management plans and grant writing assistance.

WCCOG has also been the direct recipient of over \$0.6 million in federal and non-federal agreements over the past 4 years. Our track record as described above has been excellent. This demonstrates our ability to manage this grant.

### **2. c. (ii) Programmatic Capability (Describe Staff Expertise/Qualifications)**

The Brownfields program will be managed by Ms. Judy East. Ms. East is a 20-year veteran of regional planning in New York and New England and is the current Executive Director of WCCOG. At WCCOG, Ms. East managed numerous grants ranging from \$3000 to \$136,000 and helped numerous communities develop budgets for public infrastructure projects in excess of \$800,000/project. She has developed long-range plans in telecommunications, regional transportation, comprehensive plans and

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downtown marketing and facilitated meetings with federal, state and local officials in areas as diverse as regional airport planning, household hazardous waste disposal, joint delivery of municipal administrative services and land conservation prioritization. Prior to joining WCCOG in 2002, Ms. East was a senior planner at the Maine State Planning Office and was the project manager for the Maine State Planning Office 1997 EPA Brownfields Assessment Grant. As such, she is very experienced and well qualified to manage the EPA Brownfields Assessment grants including the inventory and assessment process, the EPA reporting requirements and redevelopment planning and execution.

### **2. c. (ii) Programmatic Capability (Describe Adverse Audit Findings)**

WCCOG is not, and has never been, subject to comply with “high risk” terms and conditions under agency regulations implementing OMB Circular A-102 nor has WCCOG ever received an adverse audit finding from an OMB circular A-133 audit or a state audit.

### **3. a. Community Engagement and Partnerships**

No Brownfields revitalization project can be successful without the joint enthusiasm and participation of the citizens who live and work in the target communities. WCCOG will involve the target communities during every phase of the program. It will build on existing partnerships with state and local organizations including the Maine Department of Environmental Protection (see Section 3b), local health organizations (see Section 3b), community based-organizations (See Section 3c), the Brownfields Advisory Committee members (consisting of municipal officials, representatives from our community based organizations as well as individuals representing real estate brokers, developers and financial institutions) and WCCOG member municipalities.

The community engagement components of the Brownfields Assessment program will be productive forums in which ideas and concerns are heard, understood, and applied to the site selection, assessment, reuse planning, and design process—an integral approach that advances the goals of the program. These exchanges promote an understanding of the project, develop trust between the municipality and its residents, reduce the potential of an adversarial situation, and define the rationale for change.

To engage the community, a series of public meetings/forums will be held to engage the public and other stakeholders at various steps during implementation of the Brownfields program. The engagement program will include the following elements:

- Holding four (4) public forums/workshops, one on each target community, during the site identification process to inform the public of the program, how it works, to provide information on how individuals can nominate sites into the program, and to address the public concerns.
- Holding one (1) public meeting at the beginning of the Phase II Investigation to inform the public and other interested stakeholders of the findings of work conducted to date, to make the public aware of the any identified contamination and risks associated with the contamination, to define the additional activities remaining on each project, and to discuss the redevelopment if a developer is on-board.
- Holding one (1) public meeting at the conclusion of the Phase II Investigation and during the remedial action planning stage to discuss the Phase II results and present how these results will impact the overall redevelopment, to solicit the public’s opinion of the proposed development, and to address any of the public’s concerns.

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- In addition to the forum/meeting/workshops, we will do targeted outreach to engage area developers on a one-on-one basis to update them on the progress of the program, to present to them the community-wide inventory, and to stimulate redevelopment interest in the sites.

Public participation in the planning and design process encourages a sense of understanding and ownership by those involved—and is vitally important to the success of Community Outreach Program. Public involvement results in projects that are more respected and cared for by people who use them.

Recognizing that 97% of the population speaks English, we do not anticipate the need to provide a translator during the public meetings.

### **3. b. Community Engagement and Partnerships (Describe your Efforts and/or Plans to develop Partnerships with your Local/State/Tribal Env. and Health Agencies...)**

WCCOG will continue to foster existing partnerships with the Maine Department of Environmental Protection (DEP) as well as the Downeast District Public Health Coordinating Council to ensure that our projects are successful. Each one provides a critical role in the successful implementation of the Brownfields Redevelopment Program.

The Maine DEP will be our partner throughout the Brownfields Assessment process through participation in the Maine DEP Voluntary Response Action Program. The Voluntary Response Action Program, administered by the Maine DEP Bureau of Remediation & Waste Management, allows any party (e.g., lender, fiduciary, owner, operator, buyer, etc.) to submit environmental site assessments and voluntary response plans to the Department for review. If the Site Assessment reports do not indicate that contaminants have been discharged at the site, or that such discharges resulted in “de minimus” levels of contamination and do not present a threat to public health or the environment, the party may request technical review of the reports, including a “No Further Action Assurance” letter, indicating that no remedial actions are necessary at the site.

Alternatively, if there were releases of contaminants (e.g., hazardous substances, petroleum products, special wastes, hazardous wastes, or similar types of materials) at the site requiring some level of remediation to protect public health and the environment, a remediation plan must then be submitted for approval by the DEP. When the plan is satisfactorily implemented, the Department will issue a “Certificate of Completion” and a liability release to the applying party regarding all known and identified releases at the subject site.

All sites assessed through this Brownfields Program are required to enroll in the Maine DEP Voluntary Response Action Program. Through the program, DEP staff will make eligibility determinations of Brownfields sites for participation in the program, participate in discussions on investigation work plans and remedial action approaches as well as review and comment on all Phase I and Phase II assessments plus work, quality assurance, and health and safety plans. Through the Voluntary Response Action Program, the relationship of DEP to each Brownfields site will continue even after the grant ends.

Washington County has the highest cancer and asthma rates in the state. The Downeast District Public Health Coordinating Council collects and analyzes health data for Washington County. It also consists of a coalition of other health based organizations in Washington County. The Health Coordinating Council will continue to provide health related data in regards to our Brownfields sites, will disseminate site specific information regarding the Brownfields sites assessed under the program, and will continue to collect and track long-term health related benefits and impacts from Brownfields redevelopment once

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the Assessment activities are completed and the sites are redeveloped. As a member of the Health Coordinating Council, Judy East will ensure they are aware of any Brownfields assessment work and site remediation.

### **3. c. Community Engagement and Partnerships (Describe of, and Role of, the key Community – based Organizations in the Projects)**

A list of community-based organizations and stakeholders is included below. Letters of Support from each are provided in Appendix D.

**Sunrise County Economic Council.** The Sunrise Country Economic Development Council initiates and facilitates the creation of jobs and prosperity in Washington County by working with a consortium of community-minded businesses, not-for-profit organizations, municipalities and citizens. Since being founded in 1993 by a group of business and community leaders, it has adopted a grassroots approach to economic and community development. By seeking common ground, working across traditional political, municipal and economic boundaries, Washington County residents are building a brighter future. The Sunrise County Economic Council will serve on the Brownfields Advisory Committee, provide input on the inventory and site selection, provide contacts to potential developers who may be interested in the Brownfields sites, and assist in the community outreach portion of the project.

**Washington County: One Community.** Washington County: One Community is a non-profit coalition whose mission is to improve the quality of life for the citizens of Washington County - from infants to elders – through positive communication, promoting success, and ensuring residents receive the public health and other support they need to achieve healthy, substance-free, productive and financially viable lives while respecting cultural and community differences. Washington County is moving in exciting and encouraging new directions. With many worthy projects underway, Washington County: One Community works to unite these efforts, helping to coordinate sustainable economic growth while preserving the sense of community that is cherished here. They work county-wide to build the capacity to operate effectively toward shared goals will make us stronger and more competitive. The Washington County: One Community coalition will serve on the Brownfields Advisory Committee, provide input on the inventory and site selection, provide contacts to potential developers who may be interested in the Brownfields sites, and assist in the community outreach portion of the project.

**Delta Development.** Delta Development is a local development corporation founded in 2000 to assist the communities of Harrington, Cherryfield, Milbridge and Steuben with coordinated economic and community development efforts. Their signature program is the Village Restoration Project, where they identified blighted and contaminated areas within the traditional village centers of our communities, and are working to redevelop them. Delta has successfully completed one project in Cherryfield that removed contaminated soil and replaced a blighted building and they are nearly finished with another project in Harrington that is a rehabilitation of a blighted property. Delta Development will serve on the Brownfields Advisory Committee, provide input on the inventory and site selection, provide contacts to potential developers who may be interested in the Brownfields sites, and assist in the community outreach portion of the project.

**Washington County Development Authority.** The Washington County Development Authority is a public instrumentality of the State that is authorized to take title, acquire and manage the property located within the geographical boundaries of any decommissioned federal military facility located within Washington County and to purchase, develop, redevelop, sell and lease commercial, residential and public property for the purpose of developing the economy of Washington County. This

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authorization allows the authority to provide financial and technical assistance to any governmental entity and nonprofit located within Washington County in support of community and economic development projects. Washington County Development Authority will provide input on the inventory and site selection, talk to their members about specific sites and redevelopment potential, host public meetings, and provide input on the redevelopment and reuse of specific Brownfields sites.

### **4. a. Project Benefits (Welfare and/or Health)**

The environmental, social, and public health benefits anticipated from the redevelopment of the sites assessed as part of this Brownfields program will be the significant. It is envisioned that the sites assessed under this program will provide environmental benefits resulting from the physical remediation of contaminants from the site and social benefits resulting from the actual redevelopment of the site in terms of removal of blighted landscape, and will result in significant long-term public health benefits including a healthier population (i.e. a reducing in the rates of cancer and lowering lead blood levels) in the target areas. More specifics on the envisioned benefits are presented in the paragraphs below:

Environmental and Public Health Benefits - The immediate benefit to participation in the Brownfields program is the positive impacts the program will have on the environment. Each site will complete remediation of contaminants as part of the redevelopment. Anticipated examples are reduction of VOC contaminated accessible soils, protection and assessment of impacted groundwater, reduction of indoor air quality from VOC and asbestos, removal of lead paint from buildings, and identification of impacts to downgradient receptors including surface waters and wetlands. Expected outcomes would be the reduction of 20 acres of contaminated property.

The removal of threatening environmental conditions will result in benefits that will result in healthier living conditions for sensitive populations. The benefit would be a reduction of lead blood levels in children and a reduction in the rate of cancer which for this region is the highest in the State of Maine. Prior to redevelopment, the protection of the public in the form of fencing that could be installed around sites that are assessed and threaten public health.

Social Benefits - Sites within our target communities were once the center of jobs and economic activity. The social benefits from the redevelopment of the Brownfields sites in the target communities will be the revitalization of a former blighted site. We believe that removal of blighted landscapes can shift the focus of a community from a physical eyesore and magnet for crime and vandalism, to a demonstrator of what can be achieved and sense of pride in the community. If done correctly, this can become a catalyst to increase social opinion of an area as places where additional social investment can and should be made. The overall social benefit will be an improvement the community's attitude toward the formerly blighted areas. We believe that, even though this is the hardest metric to quantify, it is one of the most important benefits that can be achieved via this grant program.

In summary, the successful redevelopment of our Brownfields sites will result in the environmental and social benefits presented that will create a healthier living environment for people in the communities where redevelopment happens.

### **4. b. (i) Project Benefits (Economic Benefits and/or Greenspace)**

It is our belief that there will be a multitude of economic benefits derived from sites that are redeveloped using EPA assessment grant funds. While WCCOG has not witnessed first hand the economic benefits of redevelopment project run through the EPA funded assessment program, we do have an

## **Washington County Council of Governments (WCCOG) Brownfields Assessment Program**

understanding of the economic value of redevelopment within our region. As such, we believe that these benefits will include private/public economic investment, job creation, increased tax base, and increased property values for the property and surrounding properties. Each of these benefits are discussed further below and quantitatively estimated where appropriate.

Private/public economic investment – Washington County, Maine, as detailed in Section 1 of this grant application, has suffered from an overall lack of public and private investment because of economic conditions in the area. We firmly believe that the EPA funded Hazardous Substance and Petroleum Brownfields Assessment program will incent private and public entities to invest in our target areas of Calais, Cutler, Cherryfield, and Machias. Fully assessed properties will ease developer concerns, raising the purchase price because they will understand exactly what the environmental liabilities are and may be able to offer more for the property. This will ultimately allow property transfers to happen at higher prices and redevelopment to occur where it wouldn't necessarily have before. In the case of public investment, we believe that a fully assessed property will allow municipalities to move forward and act without fear on abandoned properties taking them due to back taxes and other mechanisms. Municipalities can then work with the public to develop the property in a way that serves the community best. We estimate that redevelopment of each Brownfields property can result in \$250,000 to \$500,000 of private/public investment.

Job Creation – The target areas will benefit from the creation of jobs. Along this line, we believe any redevelopments that occur because of the Brownfields assessment program will create jobs. Private/public investment in the range discussed above will infuse the local community with jobs, first on a temporary basis as the remediation occurs, then as the property is redeveloped, and finally depending on the intended use (mixed use or commercial) a significant number of additional long-term jobs will then be created. Based on this argument, it is our estimate that for each Brownfields redevelopment in the target areas will result in the creation of 5 to 25 jobs.

Increased Property Values – One clear fact regarding the Brownfields Assessment program is that any redevelopment that occurs in our target communities will directly result in an increased property value for the revitalized property. However, it is also important to note that we believe that there will also be a collateral benefit in the form of increased values of property around the Brownfields also. This is harder to estimate but we believe that for each Brownfields property values could increase from \$250,000 to \$500,000 and values in the communities could rebound by as much as 5 to 10%.

Increased Tax Base – One way to help municipalities become more economically vibrant is by increasing the overall tax base on the community. Revitalizing Brownfields properties will be an effective way to do this for our target communities, because revitalizing a property will increase the property tax, it will generate sales tax and income tax, and it will help broaden the overall tax base. For a town like Cutler, which is one of our target communities, redeveloping Brownfields is one of the only ways they have to increase their tax base because approximately 65% of land in town is owned by the Bureau of Public Lands which means that taxes from only 35% of the land area within the community is taxable by the town. Increasing the value of privately held/town taxed properties will directly increase the towns tax base. We estimate that for each Brownfields redevelopment in the target areas could increase the tax base by as much \$500,000.

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### **4. b. (ii) Project Benefits (Other Non-Economic Benefits)**

Just as we believe the ‘economic’ benefits to the target areas to be potentially significant, we also believe that the potential ‘non-economic’ benefits to be tremendous and equally important. Potential non-economic redevelopments include using the property for a non-profit and/or charitable use like a municipal or community center, school, municipal service hub (e.g. police, fire, town offices), or a greenspace like a park or recreation field. Waterfront re-development in Calais is one high potential project that could improve the quality of public space while also enhancing neighboring business and property values. The benefits will be in the removal of contaminants, restoration of landscape, and improved public space that is part of a long term waterfront re-development initiative. It is difficult to quantify the non-economic benefits because the first consideration for most of Brownfields properties will be on the economic side, but we are confident that the future of the Brownfields program will include non-economic developments.

Our region (Washington County) contains a diverse array of Brownfields sites, including abandoned industrial mills, abandoned gas stations, underutilized manufacturing facilities and out of place auto salvage yards. Many are located in village and downtown areas adjacent to or bisected by waterways and are good redevelopment locations for inclusion of greenspace as a part of the redevelopment. Based on the average Brownfields site throughout the target area, we estimate that redevelopment of each site has the potential to create 1 to 2 acres of greenspace.

### **4. c. Project Benefits (Environmental Benefits from Infrastructure Reuse/Sustainable Reuse)**

The main goal of the EPA Brownfields Program is to achieve reuse and revitalization of properties assessed under the program, which are also the two main objectives we have for our target communities of Calais, Cutler, Cherryfield, and Machias. The Maine State Planning Office established guiding principles for growth management consistent with the tenants of Smart Growth. These principles include: maintaining Maine’s historic settlement pattern of compact villages and urban centers; targeting economic and residential growth to compact, mixed-use centers in areas with existing or planned infrastructure and services; reinvesting in service centers, downtowns, and village areas and supporting a diversity of viable business enterprises and housing opportunities in these areas; investing public funds and providing incentives and disincentives consistent with these principles.

The WCCOG Brownfields program will focus specifically on reuse and revitalization of underutilized, abandoned, or vacant buildings. For our target areas, these sites are in the hearts of our communities ensuring our program adheres to the principles of Smart Growth Also important will be the reuse of existing infrastructure like roadways, sidewalks, utilities (sewer, water, and electric). Reusing these types of infrastructure will save open space from being developed, support bicycle-friendly/walkable communities near public transportation achievable, and preserve natural resources in the form of fossil fuels which will lower the carbon footprint of the development.

Our vision of quantifiable benefits that could be achieved from redevelopment of each Brownfields site is as follows: reusing and restoring 10,000 to 100,000 square feet of building space; not having to pay for the installation of 400 feet of roadway or 100 feet of sidewalk; and saving natural resources by reusing water, sewer, and power utilities.

### **4. d. Project Benefits (Describe your Plan for Tracking and Measuring your Progress)**

Our expected long term outcomes are the successful redevelopment selected sites into the Brownfields program include the following for both programs;

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- 5 sites redeveloped under petroleum program and 3 sites redeveloped under the hazardous substance program or 40 acres of redevelopment in total;
- creation of 40 to jobs under both programs;
- leverage \$250,000 to \$500,000 in private capital or between each site 1,250,000 and \$4 million for both programs;
- a measureable increase in property values for the assessed property and in the community surrounding the property between 5 and 10%;
- realize an increase in community tax base of \$500,000 for each or \$4 million for both programs;
- creation of 8 to 10 acres of greenspace;
- reduction of contaminants from 20 acres which will result in healthier living conditions for all region residents including sensitive populations;
- reusing and restoring 80,000 to 800,000 square feet of building space; and
- cost savings from reuse of 400 feet of roadway or 100 feet of sidewalk; and saving natural resources by reusing water, sewer, and power utilities.

Each of these above goals will be tracked. The mechanism for tracking these outcomes is through the quarterly EPA reports as well as Property Profile forms which are updated on a quarterly basis in the EPA ACRES database. WCCOG plans on implementing a long-term Brownfields program for the region, therefore all property profile forms will continue to be updated even after assessment and cleanup work is completed.

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APPENDIX A  
WASHINGTON COUNTY COMMUNITIES AND INCOME LEVELS

Municipality	Population	% low to moderate income persons	Municipality	Population	% low to moderate income persons
Addison town	1209	53.6	Jonesport town	1408	54
Alexander town	514	49.3	Lubec town	1652	61.7
Baileyville town	1686	44.6	Machias town	2353	53.3
Baring plantation	273	44.9	Machiasport town	1160	48.6
Beals town	618	48.5	Marshfield town	494	36.3
Beddington town	29	53.3	Meddybemps town	150	47.9
Calais city	3447	52.2	Milbridge town	1279	61.5
Centerville town	26	71	Northfield town	131	21.4
Charlotte town	324	41	North Washington UT	547	50
Cherryfield town	1157	55	Passamaquoddy Indian Tow	676	64.4
Codyville plantation	19	15.8	Passamaquoddy Pleasant P	640	73.9
Columbia town	459	56	Pembroke town	879	56.8
Columbia Falls town	599	44.9	Perry town	847	49.4
Cooper town	145	39.3	Princeton town	892	45.2
Crawford town	108	48	Robbinston town	525	38.1
Cutler town	623	43.4	Roque Bluffs town	264	58.7
Danforth town	629	68.4	Steuben town	1126	58.9
Deblois town	49	82.9	Talmadge town	70	53.1
Dennysville town	319	59.2	Topsfield town	225	52.2
East Central Washington	768	58.4	Vanceboro town	147	60.5
East Machias town	1298	49.7	Waite town	105	43.3
Eastport city	1640	55.3	Wesley town	114	75
Grand Lake Stream planta	150	53.3	Whiting town	430	48.6
Harrington town	882	56.1	Whitneyville town	262	45.3
Jonesboro town	594	46.9			
			<b>Total - Washington County</b>	<b>33941</b>	<b>52.9</b>

**APPENDIX B  
DOCUMENTATION OF ELIGIBILITY**

**APPENDIX C  
LETTERS FROM STATE ENVIRONMENTAL AUTHORITY**

**APPENDIX D  
LETTERS OF SUPPORT  
FROM COMMUNITY BASED ORGANIZATIONS**