

**WASHINGTON COUNTY BROWNFIELDS ASSESSMENT GRANT
REGIONAL ADVISORY COMMITTEE MEETING**

June 16, 2011 10:00 – 11:30AM

The First - Conference Room, Eastport

In Attendance:

Dick Fickett, Town of Cherryfield

Judy East, WCCOG

Todd Coffin, GEI

Nick Hodgkins, Maine DEP

Betsy Fitzgerald, Washington County

Lou Esposito, The First

Harold Clossey, SCEC

1. Outreach

EPA Brownfields conference – April 3-5, 2011

Staff and Todd attended the conference in Philadelphia. Todd described the successes he had heard about on programs where they had obtained successive assessment grants even without remediation and re-development. Also attended sessions on social networking and the opportunity if offers for Brownfields promotion. The Beehive Design Collective has also offered to assist WCCOG in promoting our program.

DEP Grantee meeting – May 25, 2011

Technical session for grantees in Auburn; Todd attended, Judy had a conflict and could not attend

Northern New England Chapter of the American Planners Association – Fall 2011

We have proposed to present a session at this conference in Burlington VT. Will be a combination of presentations of examples in ME, NH and VT and a walking tour of BF sites on the Burlington waterfront. Acceptance of session at conference is pending.

2. Site Assessment Update

Todd provided a summary of work to date:

9 Phase I Site Assessments with only Moose Island to be completed

5 Phase II Site Assessments completed as follow up work to the Phase I assessments;

Schoppee's garage - work plan approved by MEDEP; waiting on EPA approval on the work plan. – family still very much on board with Phase II interested in removing the building perhaps as a fire department exercise; may be a pull off, have a monument to the past use, provide access to Chandler river; some housekeeping – HHW collection this coming week-end (acid, brake fluid, paints, other hazardous waste).

Machias Cleaners and Laundry - re-use planning; working with Cony Upton on additional grant support for re-use and remediation, redevelopment. We explored CMF funding in June but the match requirements were too high. HC asked – how much is needed for re-development? Todd said ~\$150,000. Other opportunity is a Community Enterprise CDBG that has no match requirements;

Antone's Triangle (tanks removed) the realtor who is handling estate is concerned that the pump island is still there and may be a deterrent to prospective buyers; hoping to get assistance to remove it; got estimate of ~\$5000; may negotiate for assistance from David Pottle for removal;

Bridges in Calais – there is a small amount of work left to remove PCBs to complete the job; sleepy site, no active marketing, will take a bigger vision to take the next step, environmental closure will be a good asset if/when they are ready to move;

O'Neils – property is being actively marketed, was put on hold, recently spoke with Janie Morel (estate member), she said recent interest was reduced because of financing ability and not environmental concerns;

Consea – lots happening, bid from Pottle approved; will be used as a lobster storage facility; David has fluctuating financial means and will redevelop the site as cash flow allows, as part of the agreement he must demolish the building and stabilize the fill; Todd helped him with a DEP permit by rule to proceed with the demolition and to stabilize the site from continued tidal erosion; wants to stabilize the site and put in docks and other structures and provide community water access – that will require full DEP permitting and army corps permits; Question – should Brownfields program help with the permitting? Nick: yes DEP have helped with permitting in past projects; should also discuss with Joe Ferrari; Harold Clossey commented re- Pottle and O'Neils: SCEC has loan funds available specifically for commercial fisheries, SCEC is not there instead of the private bank but in addition/cooperation with the bank; i.e., gap financing; Nick – we can also look at the State Revolving Loan Fund; Todd asked whether in-kind permit support would provide match to a loan? Yes if redevelopment is imminent. Antones-Pottle assist could be recognized as in-kind support (permit support to Pottle; Pottle to help Antones).

Sea St – project still rolling; seeking financiers; moving forward; have a plan B depending on interest; very determined; have found environmental work very helpful with interested investors as well as architects and builders.

Harrington Community Center – still at visioning stage, no funding, have architect's rendering of vision for the project; a few years out therefore could be a site for next BF grant, was a former gas station, pretty certain there is contamination on site so needs an assessment;

Moose Island Marine – across from the Boat School, not on the market but owner is interested in seeing what the impact of past operations have been on the environment. Phase I is complete, Phase II needs discussion around remaining funds and next BF grant;

David Marlow site – lots of issues given past uses; recent discussions with Todd and city Manager Jon Southern have raised Marlow's awareness of the BF program, therefore a prospect for the next BF grant,

3. Budget Update

Total of ~\$85K remaining (\$55K in petroleum and \$30K hazardous materials funds)

– insert chart – breakdown of how money was spent; puts us in good position to complete priorities

Phase I Average cost has been ~\$3,700

Phase II Average costs has been ~\$35,000 (average may go down as the next few less complex Phase II assessments are completed)

Use of remaining Petroleum funds:

- pending obligation at Schoppee's- anticipate it will be ~\$25K
- Consea – permit support (~\$4K?)

Use of remaining Hazardous Materials funds:

- follow up work at Machias cleaners and laundry – work plan to deal with closest 3 properties, work plan pending and to be reviewed by DEP; ~\$7500
- new prospective purchaser at LP site; asked about BF opportunities; HC said yes; need to get authorization from LP to proceed with Phase I; LP was willing before but only with a willing purchaser (serious buyer); we could use remaining Haz Materials funding to do the Phase I very soon and other resources to help with the Phase II; they have the resources and are more concerned with speed so the next BF grant would take too long to assist; we can provide speed

and Todd's resources right away. Site was already ranked as a high priority based on previous interested buyer; we will amend the ranking form based on the new buyer.

It was moved, seconded and approved to amend the ranking form to support the same (or higher) ranking on the LP site with the new prospective purchaser and allow Todd to move forward with a Phase I assessment as soon as LP allows it to proceed.

4. Planning for grant renewal

Todd reviewed federal Brownfields money that was recently announced for this year (Augusta, SMRPC, KVCOG, Belfast) ~ \$3 million; was ~\$6 million in 2008 in Maine. EPA took a long time this year to announce because budgets were cut and knowledge of what final budgets would be was delayed
Nick: the State pool and the amounts for the Tribes was reduced overall; ME DEP funding went down by \$111,000 this year; the trend is that BF funds are going down; Region 1 was reduced due to complaints in other regions around the country; some concern that BF funding will go down in the future; WCCOG is in a good position now to seek more funding; there are some that got more that was a surprise to Nick eg. KVCOG got RLF money but they do not have the projects in the pipeline; if you take away the \$2 million in RLF (to KVCOG and SMRPC) ME did not get a lot of assessment money which does not bode well for the BF program.

5. Other business

Need to prepare another press release to highlight:

- Consea, Schoppee and how we are turning the corner on these properties;
- where the budget is at; position ourselves for another assessment grant;
- indicate that property owners should call us if they have interest;
- get quotes from those in the program; eg Jon Southern David Pottle, Linda Godfrey, Michael Schoppee, Mike Plummer

Judy and Todd to work on press release

Meeting adjourned 11:30 AM for lunch at the WaCo Diner compliments of Todd/GEI – thanks Todd!

Respectfully submitted by Judy East, 6-16-2011