

Hancock County Planning Commission Brownfields Presentation



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USEPA Brownfield Economic Redevelopment Initiative

Bayside Portland



Warren

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The Brownfield Process

- What is the Brownfield Program
- Available Funding
- How Do You Access the Funding
- Benefits to You and Your Community

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What is a "Brownfield?"

"Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." (USEPA)

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Purpose of the Brownfield Program

- Provide Environmental Liability Relief To Facilitate Investment in “Underutilized or Abandoned Facilities
- Make Environmental Cleanup A Step In Redevelopment, Not An Impediment
- Provide Funding To Identify And Remediate Environmental Risks Through Grants
- Provides Contaminant Liability Relief Through State Voluntary Cleanup Programs

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What is the Brownfield Process?



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Available Grants

- Assessment Grants \$200K to \$350K
 - Inventory, Characterize, assess, and conduct cleanup and redevelopment planning
 - Hazardous Waste and Petroleum
- Cleanup Grant \$200K
 - Site Specific
 - 20% Matching Funds Required
 - Non-Profit or Municipality Must Own The Property
- Revolving Loan Fund Grant \$1M
 - Capital for a revolving loan fund for cleanup activities, no or low interest loans.
- Job Training Grant \$200K

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Maine Grant Recipients

Over 10 Million Dollars Since 1995

- Androscoggin Valley Council of Governments
- Auburn
- Bath
- Brewer
- Brunswick
- Caleb Development Corp, North Berwick
- Downtown Revitalization Corp, Norway
- Ellsworth
- Kennebec Valley Council of Governments
- Lewiston
- Northern Maine Development Commission, Caribou
- State of Maine
- Orono
- Portland
- River Valley Growth Council, Peru
- Sanford
- South Brewer Redevelopment, LLC
- Southern Maine Regional Planning Commission
- Westbrook

> Eligible Entities

- States
- Tribes
- Local Government and Redevelopment Agencies
- Land Clearance Authorities
- Regional Councils of Government
- Non-profits (cleanup grants)

> Eligible Sites

- Hazardous substances
- Pollutants or contaminants
- Petroleum Products
- Illegal Drug Labs
- Mine-Scarred Land

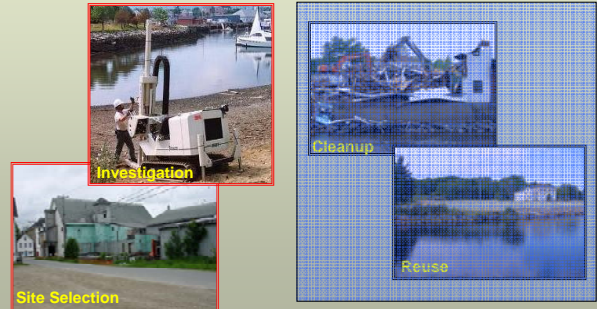
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Grant Award Process

- Prepare A Grant Application
- EPA Region 1 Reviews Threshold Criteria
- National Panel Ranks Grants
- Headquarters Makes Final Determinations

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Receive A \$200,000 Assessment Grant for Hazardous Substances



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Cleanup and Reuse



Available Grants

- State Grant \$50K
 - Non-Profit or Municipality Must Own The Property
- Cleanup Grant \$200K
 - Site Specific
 - 20% Matching Funds Required
 - Non-Profit or Municipality Must Own The Property
- Revolving Loan Fund Grant \$1M
 - Capital for a revolving loan fund for cleanup activities through no or low interest loans and Grants
- Private Funding

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Components For A Successful Brownfield Program



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Maine DEP Brownfields Program

- Grants of contractor services
- For Phase I & Phase II Environmental Site Assessments (ESAs)
- Cleanups of up to \$50K



Maine Voluntary Response Action Program (VRAP)

- Provides liability protection for applicants that voluntarily investigate and, if necessary, remediate sites to the DEP's satisfaction
- Final step for most Brownfields sites
- Memorialized in the public record (Registry of Deeds)



Maine DEP Experience

- 123 Brownfields Sites throughout the state
- Of these, 47 were/are funded by Maine DEP program, 73 by federal EPA program, and 3 with both
- Work with both municipalities and non-profits
- VRAP currently has 630 sites that have filed application, with over 500 certified



Reuses of Brownfields Sites

- Municipal (town offices, sand & salt sheds, parks and/or “greenspace”)
- Housing
- Business (service, retail, office, manufacturing)

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How do we Identify Sites?

- Current site use
- Historic site use
- Commercial/industrial properties on the market
- Areas where the municipality wants to promote certain types of development (Comprehensive Plans)
- Liberal interpretation of what qualifies as a “site”

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What kind of uses?

- Municipal
- Manufacturing—seafood processing, boat building, trap mills, wood processing, paper mills, hide tanning, foundries, utilities, etc.
- Service—garages, junkyards, etc.

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What do we need?

- Access and a cooperative property owner
- A property with redevelopment potential
- A projected end-use
- At least one “success story”

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Finding candidate sites

- Solicit input from town officials
- Do town-by-town site visits, as requested
- Solicit information on commercial/industrial properties currently for sale
- Look at target development areas identified in Comprehensive Plans

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Success Stories

- Crowe Rope, Warren
- Former Hale Mill, Mexico, ME
- Cummings Landing, Norway, ME
- Bates Mills, Lewiston
- Bay Side, Portland

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Former Crowe Rope Warren, Maine



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**Former Hale Mill
Mexico, Maine**



- Former Wood Mill and Hydroelectric Facility
- Conducted Phase I
- Allowed for Bank Investment into Hydroelectric Power Generation

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**Cummings Landing, Lake Rd.
Norway, Maine**



- Former Lumber Storage Yard
- Phase I Investigation found No Adverse Environmental Impacts
- Property is Currently For Sale

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**Bates Mills
Lewiston, ME**

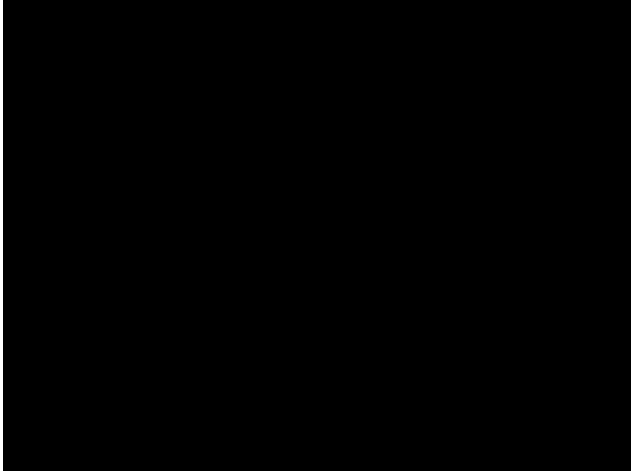


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**Bay Side
Portland, ME**



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Site Inventory Development

Produce a Comprehensive List of Potential Brownfields Properties through Public Participation and Education

Reach out to the Public through:

- Public Meetings
- Presentations to Community Based Organizations
- Advertising
- Web Site



Site Selection

Site Selection Criteria / Value Ranking System

- Development Potential
- Redevelopment Plan
- Additional Project Stimulation
- Benefit of Investment
- Health / Environmental Risk

Brownfield Site	Municipality	Development Potential	Redevelopment Plan	Additional Project Stimulation	Benefit of Investment	Health / Environmental Risk	Point Total
Former Jansen	Harfield	8	9	1	8	9	24
Former Lantz Shop	Harney	7	8	7	8	8	23
Commercial Landfill	Harney	4	4	4	4	4	20
Former Pumping Mill	West Plains	8	8	8	1	8	29
Former Hite Mill	Medoc	1	2	3	4	5	15
Additional Site #1	Orleans	5	5	4	5	5	25
Additional Site #2	Tulare	8	10	1	4	6	29

