

KVCOG's Brownfields Program

Kennebec Valley Council of Governments

"KVCOG is a leader for local and regional economic development and planning. We support and expand the capacity of local government within the Kennebec Valley region."

September 19, 2023



EPA's Brownfields Program



What is a Brownfield?

- *“A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 brownfields in the U.S. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.”*

The Brownfields Program offers grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties by providing direct funding for brownfields assessment, cleanup, revolving loans, environmental job training, technical assistance, training, and research.

- **Assessment Grants** provide funding for brownfield inventories, planning, environmental assessments, and community outreach.
- **Revolving Loan Fund (RLF) Grants** provide funding to capitalize loans that are used to clean up brownfield sites.

KVCOG currently has an RLF Grant. KVCOG was previously awarded three Assessment Grants (2005, 2008, and 2018) and is applying for a new Assessment Grant for FY24.

KVCOG's Grant History



- 2011 Revolving Loan Fund (RLF) Grant - \$1,500,000
 - \$1,000,000 awarded to KVCOG for an RLF grant in 2011.
 - A Supplemental RLF grant of \$500,000 was awarded in 2018 (Hazardous Substances funds were exhausted).
 - Expires 9/2023 – can be extended annually
- 2022 RLF Grant - \$1,000,000
 - KVCOG was awarded \$1,000,000 in a new RLF grant in 2022.
- Hazardous Assessment Grant(s) - \$600,000
 - 2005 – \$200,000 (past)
 - 2008 – \$200,000 (past)
 - 2018 – \$200,000 (past)
 - 2023 – KVCOG is applying for a new assessment grant this fall. Awards would be announced in May 2024
- **\$3,100,000** total awarded to KVCOG through various grants thus far

KVCOG Brownfields Successes



- ✓ Collaborative working relationship with KVCOG over the past 14 years;
- ✓ TRC has extensive knowledge of the KVCOG area;
- ✓ 17 sites have been assessed (Phase I and Phase II ESAs) through Assessment Grants since 2005;
- ✓ 5 (soon to be 6) RLF projects;
- ✓ Experience in leveraging additional funding (e.g., RLF, CDBG, tax credits, etc.);
- ✓ Experience with EPA's Administrative requirements (e.g., ACRES, Quarterly Reports, & MBE/WBE); and
- ✓ Solid relationships with EPA and Maine Department of Environmental Protection (Maine DEP).



Assessment Activities



Green Remediation



Haz Building Materials



Natural Resources/Permitting



Community Outreach

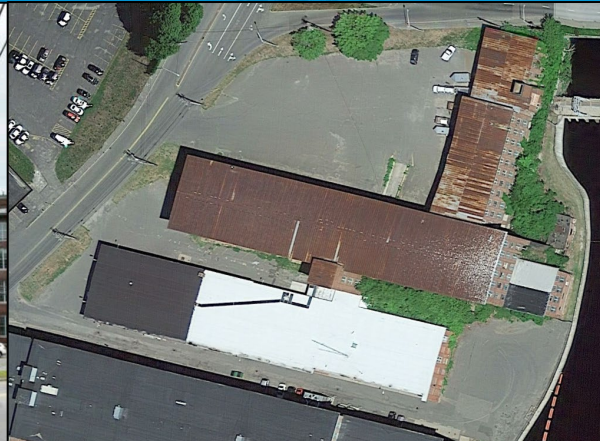


Site/Civil Engineering

Assessment Projects

Quimby Mill – Bingham

- Former wood products and veneer mill
- Currently vacant
- Performed a Phase I ESA to support potential sale to the Town and possible expansion of adjacent business



Lockwood Mill – Waterville

- Former Marden's warehouse and Central Maine Power building
- Performed Hazardous Building Materials Survey
- Working closely with developers to meet redevelopment goals and schedule
- Success story for historic Waterville properties

Assessment Projects

Skidgel Warehouse – Freedom

- Former warehouse and canning factory
- Vacant since late 1990s and demolished in 2016
- Debris left on-site in building foundation
- Performed a Phase I ESA to support the Town with applying for (non-Brownfields) cleanup assistance



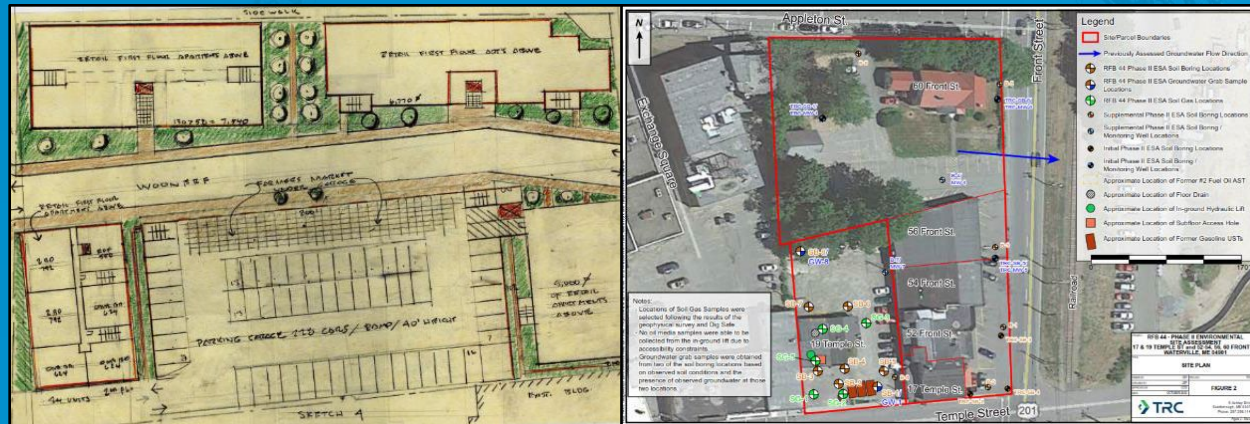
FirstPark Lot 15B – Oakland

- Property in the FirstPark business park adjoining industrial property
- Performed a Phase I ESA to support site development
- Property being evaluated for commercial development.

Assessment Projects

Spinning Mill - Skowhegan

- Former industrial and commercial mill on The Island
- Performed a Phase I ESA and hazardous building materials survey to support site transfer and redevelopment
- Future location of a brewery, restaurant, and residential housing



Front Street – Waterville

- Commercial block end to be redeveloped into a new mixed use development
- Phase II ESA through KVCOGs program
- Additional assessments completed privately and through MEDEP
- Potential cleanup planning and future RLF project

RLF Projects

Seton Campus – Waterville

- Provided \$290,000 cleanup loan
- Remediation included petroleum impacted soils and hazardous building materials
- Proposed to be redeveloped as housing



Former TW Dick Parcels – Gardiner

- Provided \$100,000 cleanup sub-grant
- Cleanup included soil, soil vapor, asbestos, and other hazardous building materials to support building demolition
- Redeveloped as a medical facility and housing

RLF Projects



Irving Tannery Annex – Hartland

- Provided \$109,000 cleanup sub-grant
- Former industrial property adjacent to Hartland Landfill
- Abatement included hazardous building materials (asbestos, etc.) to support demolition



Former Unity Grammar School – Unity

- Provided \$175,000 cleanup sub-grant
- Cleanup included lead impacted soils and hazardous building materials (asbestos, lead-based paint, etc.)
- Site support farmers who seek offsite space for washing/packing/storage, as well as a commercial kitchen

RLF Projects

28 Spring Street – Gardiner

- \$123,000 cleanup sub-grant
- Cleanup included lead impacted soils and hazardous building materials (asbestos, lead-based paint, etc.) to support demolition
- Structure was a public safety hazard



KVCOG is currently assessing additional RLF projects



Thank You

Any Questions?

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