



IV.D. Narrative Information Sheet

1. Applicant Identification

The City of Lewiston, at 27 Pine Street Lewiston ME 04240, will receive the grant and be accountable to EPA for the proper expenditure of funds.

2. Funding Requested

a. Grant Type – Single Site Cleanup

b. Federal Funds Requested

i. \$500,000

ii. The City of Lewiston is not requesting a cost share waiver.

b. Contamination - Hazardous Substances

3. Location

a. City – Lewiston

b. County – Androscoggin

c. State – Maine

4. Property Information

Bates Weave Shed (Mill #5) 15 Canal Street, Lewiston, Maine 04240

5. Contacts

a. Project Director

Lincoln Jeffers, Director

Economic and Community Development

27 Pine Street

Lewiston, ME 04240

(207) 513-3014

ljeffers@lewistonmaine.gov

b. Chief Executive
 Edward A. Barrett
 City Administrator
 27 Pine Street
 Lewiston, ME 04240
 (207) 513-3121 ext. 3200
ebarrett@lewistonmaine.gov

6. Population

The population of Lewiston, Maine is 36,211 according to the 2013-2017 American Community Survey 5-year Estimates.

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	X
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	X
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement project.	X

8. Letter from the State or Tribal Environmental Authority

Please see attached letter from the Maine Department of Environmental Protection acknowledging that the City of Lewiston plans to conduct cleanup activities at Bates Weave Shed (Mill #5) and is planning to apply for FY 19 federal brownfields grant funds.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
ACTING COMMISSIONER

January 22, 2019

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the City of Lewiston plans to conduct cleanups and is applying for federal Brownfields grant funds.

Heidi McCarthy of the City of Lewiston has developed an application requesting site-specific federal Brownfields Cleanup funding for the Bates Mill Weave Shed (Mill #5) property in Lewiston.

If the city receives funding, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on feasibility studies and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 592-0882 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Heidi McCarthy, City of Lewiston

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

IV.E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Originally settled in 1770, Lewiston, Maine was incorporated as a city in 1795. Lewiston is Maine's second largest City with a population of 36,211. The target area for this proposal is Census Tracts 201-204, the downtown neighborhoods surrounding Bates Weave Shed (Mill #5), the project site, which is located in Census Tract 201. Approximately 1,500 people live in the dense neighborhood around the building. Over 13,000 people live within walking distance of the mill complex.¹ Since 2001, many immigrants, refugees and asylum seekers have moved to Lewiston, often choosing to live in the target area because of the low cost large tenement style housing units. The most recent Lewiston Comprehensive Plan estimated the immigrant, refugee, and asylum seeker population to be 6,000, most of whom live in the target area.

During the mid-19th century, the downtown gave rise to textile mill development benefiting from hydropower and a newly constructed canal system. At its peak, ten mills operated within a quarter square mile area. Bates Weave Shed (Mill #5) was the largest building in the Bates Mill industrial complex. Operations included weaving, bleaching and dyeing of cloth; fabrication, machining and maintenance of equipment; generation and distribution of electricity for operations; and warehousing/distribution. The downtown target area was developed with dense tenement style apartment buildings within walking distance of the mills. Bates Manufacturing, with 5,000 employees, was the largest private employer in Maine during the 1950's. When the last Bates bedspread was woven in Bates Weave Shed (Mill #5) in 2000, fewer than 100 people worked in a small area of the building. As the textile industry in Maine declined, Lewiston's economy suffered. Mills were left vacant, underutilized, and deteriorating. Over 2.5 million sq.ft. of mill space remained in the downtown as brownfield sites. Surrounding neighborhoods became distressed from the loss of jobs, building deteriorations, and environmental issues. Today, approximately 33% of Lewiston's population lives in the target area. The poverty rate in these neighborhoods is 42.8%, while the Maine poverty rate is 12.9%.²

ii. Description of Brownfields Site

Bates Weave Shed (Mill #5) is located within federally designated flood plain zone AE. Zone AE presents a 1% annual chance of flooding (aka 100 year flood plain). Bates Weave Shed (Mill #5) was designed by Albert Kahn, one of the pre-eminent architects of the 20th century, specifically for Bates Manufacturing, to house the company's jacquard looms. It is among the first concrete and steel buildings constructed in Maine and was completed in 1914. The building is located near the head of the 1.5-mile hand dug canal system, which captured and redirected the power of the Great Falls of the Androscoggin River to power the industries around which Lewiston grew.

During a fire at an adjacent mill in 2009, embers landed on the saw tooth roof of Bates Weave Shed (Mill #5) and a portion of the roof caught on fire. This has left the roof with several holes,

¹ Source: U.S. Census Bureau, 2010 Census.

² Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

which has allowed water to leak into the building creating structural issues. Despite the City's recent efforts to repair, snow load during the winter months has not helped the situation and during a walkthrough of the building piles of snow and ice were observed in sections of the building. Past Phase I and II Assessments have identified improperly stored/or disposed of chemicals related to manufacturing, lubricants and greases, ACM, lead paint, and Universal Wastes. PCB levels above Maine DEP cleanup standards have been identified in a hydroelectric generating room and adjacent transformer room. A Maine Voluntary Response Action Program (VRAP) Certificate of Completion was provided to the City in 2004 for work performed within this building to remediate some of the past contamination issues identified in a Phase II ESA. Asbestos in the roof, PCBs in concrete, and lead paint remain the final issues to be addressed in this mill.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Bates Weave Shed (Mill #5) has been the focal point of public engagement and revitalization plans for the past 20 years. The Legacy Lewiston Comprehensive Plan (LLCP) tasks the City to “support the efforts to stabilize and reuse the building or redevelopment of the site”. Additionally, the LLCP identifies several strategies for developing the City and downtown, with an emphasis on featuring all things green and healthful, promoting mixed use centers, prioritizing economic vitality, and promoting transportation choice and mobility. The redevelopment plan for Bates Weave Shed (Mill #5) will achieve these goals by, respectively: creating a publicly accessible sculpture garden; supporting retail, health organizations, and education institutions; increasing job training opportunities; and creating pedestrian thoroughways where none currently exist. The 2012 Riverfront Master Plan, recognizing the deterioration of the structure, suggests several reuses, including demolition, in order to promote development. Grow L+A, a community organization, has been engaging the public on redevelopment opportunities for Bates Weave Shed (Mill #5) since 2012 when the City was about to demolish the building. Their work presented a new plan for redevelopment and attracted a local developer, Tom Platz of Platz Associates, with whom the City has partnered on redevelopment of the Bates Mill complex since 1996. Presently, Platz has an option to purchase Bates Weave Shed (Mill #5) from the City. For the last four years, he has been working on redevelopment plans for the building. The YMCA has publicly announced their intention to lease approximately 75,000 sq.ft. in the building. An existing health institution targeted at workforce training will use over 100,000 sq. ft. of space. The remaining space will be a shopping corridor with a variety of food and retail options.

ii. Outcomes and Benefits of Revitalization Strategy

The greenest form of development is building reuse. Removing the Hazardous Substances from Bates Weave Shed (Mill #5) will allow the building to be reused rather than demolished and keep extensive amounts of debris out of our landfills. In addition to replacing the glazing on the north side of the saw tooth roof structures to provide ample natural light throughout the building and reduce electricity costs, the developer will install photovoltaic panels on the south side of the structures. The panels will create about 1 megawatt of electricity. The developer will also install energy efficient appliances and systems including heat and air systems which recover heat to reduce energy costs.

Grow L+A has been working with the developer and City to promote alternate forms of transportation around the Bates Mill Complex. These plans include the installation of bike racks by the Mill 5 entrance and adjacent parking garage, as well as working with the local bus agency to add a bus stop near Mill 5. Currently, with the size of the mills downtown and presence of the canal system, the Bates Mill campus fragments pedestrian access from the business and arts district east of the mills, from the neighborhoods, green space, and river west of the mills. To enhance walkability within the area, a public connection way is planned from the parking garage through Mill 5, over the adjacent canal, to provide a direct connection to the core business and arts district downtown.

A planned sculpture garden along an existing canal will increase and activate the available urban public greenspace.

The redevelopment of Bates Weave Shed (Mill #5) will create 250 construction jobs over the course of 14 months. Upon completion of the redevelopment, 1800 permanent jobs could be created. Many of these jobs will be in a Community-Integrated Health Center, which will be produced through the combined efforts of the YMCA and a local healthcare institution and training center. Approximately 33% of Lewiston's population lives in the target area. The poverty rate in these neighborhoods is 42.8%, while the Maine poverty rate is 12.9%.³ Most walk or rely on public transportation to access health care and work opportunities. This redevelopment will provide increased access to training programs, livable wage jobs, walkable shopping opportunities, and health care access.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The total amount of the cleanup is \$1,032,000. The EPA grant funds will facilitate cleanup of asbestos and PCB, allowing the city to seek a revised VRAP from the MEDEP so that the project will be bankable. The City can then leverage an additional \$432,000 from the Androscoggin Valley Council of Governments Revolving Loan Fund and the City of Lewiston Community Development Block Grant or other municipal funds, which will close the gap between the amount of EPA grant funds and total cost of the project, to finish the lead paint remediation. After cleanup is completed, Platz Associates expects to invest \$60 million in the building and has already invested over \$400,000 creating redevelopment plans for the building.

ii. Use of Existing Infrastructure

In recent years the combined sewer line has been separated and slip lined. The building is well situated on roads, with nearly 30,000 cars a day driving by the north end of the building. The City will utilize the existing parking garage adjacent to Bates Weave Shed (Mill #5) and expand the garage to fit the increased demand. Fiber optic is available in the street. All existing utilities will be utilized to support redevelopment. The City of Lewiston intends to invest \$11.5 million by adding 500 parking spaces in a garage expansion and improving a public street abutting the building.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

³ Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

a. Community Need

i. The Community's Need for Funding

The median household income in Lewiston is below the state average (Source: 2015 American Community Survey). Commercial rents in Lewiston are significantly lower than the rents paid in Maine's largest city, Portland, 35 miles to the south. Construction costs are the same. Local rents will not support the development of privately owned parking, nor extraordinary site development costs. The City's per capita operating budget and assessed value is the lowest of the 10 largest communities in Maine, but the tax mil rate is among the highest in the state. Lewiston has \$536 million in tax-exempt properties which, if taxed, would increase the tax base by 25%. Since 2000, approximately 6,000 immigrants, refugees and asylum seekers have moved to Lewiston. Many rely on City General Assistance while waiting for their work application approvals, which can take several months or, in some cases, years. The General Assistance office has added several additional positions to handle the demand, further burdening the city budget. Municipal taxpayers cannot afford additional debt or higher taxes. Because of the City's high demand for municipal services, high population, pressure of tax exempt properties, assistance to encourage redevelopment that will help increase the tax base and reduce impact to tax payers is critical. Maintaining ownership of Bates Weave Shed (Mill #5) for over 20 years has put financial pressures on the City. A local developer has an option to purchase and redevelop the property. However, for the project to be economically viable it must be environmentally clean and bankable. Given these challenges, grant funding for the clean-up of Bates Weave Shed (Mill #5) is a critical resource for the project to be carried out, ultimately promoting redevelopment.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Bates Weave Shed (Mill #5) is located in the poorest and most blighted area of the City. Rents are lower in the target area and the housing stock is of poor condition with serious code violations. This area houses 33% of Lewiston's population. Nearly 43% are at or below the poverty level. Many residents of the target area are experiencing effects of generational poverty. Since 2000, approximately 6,000 immigrants, refugees and asylum seekers have moved to Lewiston. While the majority are from Somalia, current refugee populations are coming from Somalia, Sudan, Congo, Ethiopia, Burma, Iran and Iraq. (Source: <http://www.ccmaine.org/refugee-immigration-services/faqs>). Approximately 1,374 school students, or one in four, are in the English Language Learner (ELL) Program. A total of 34 languages are spoken in the ELL classes. Many have come from war torn countries or have been living in refugee camps without fresh food or water to drink. Children are often malnourished and have immature internal systems making them more susceptible to environmental health concerns. Lewiston's rate of childhood lead poisoning is more than twice the state average, mostly affecting the refugee populations living in poorly maintained buildings in the target area.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Lewiston is located in the Western Public Health District which covers Androscoggin, Oxford and Franklin Counties. The Western Maine Public Health District has the 2nd highest rate of pre-term births. The rate of childhood lead poisoning in Lewiston is 6.8%, while the state average is 2.9%. This is attributable to having a very high percentage of pre-1970 homes, compounded by

low rents resulting in poorly maintained buildings. Investment in the target area through the redevelopment of Bates Weave Shed (Mill #5) could spur investment in the housing stock, resulting in healthier living spaces. The obesity rates in the target area are above those in both Lewiston and Androscoggin County. Lewiston has the highest rate of asthma related emergency department visits and asthma related hospitalizations in Androscoggin County (Source: <https://data.mainepublichealth.gov/tracking/>). The EPA 2011 National Air Toxics Assessments for respiratory hazard index (the ratio of exposure concentration in the air to the health-based reference concentration set by EPA) ranks the neighborhood surrounding Bates Weave Shed (Mill #5) in the 89 percentile compared to the rest of the United States. Compared to Maine alone, this neighborhood is in the 99 percentile and the entire target area averages in the 95 percentile. (Source: EPA EJScreen, <https://ejscreen.epa.gov/mapper/>).

(3) Economically Impoverished/Disproportionately Impacted Populations

Bates Mill #5 is located in Census Tract 201. This is one of the poorest census tracts in Maine with almost half of residents in living below the poverty line (42.8% in the complete target area). The downtown is walkable but segregated by large mill buildings and canals. Many of the residents work at restaurant or retail jobs outside the target area, often working nights and weekends. The bus system only serves until 6 PM during the week, and does not serve at all on Sundays. There is limited child care available after day light hours. The Career Center is located approximately 6 miles from the downtown target area, making access difficult. Within the target area, there are convenience stores but little to no access grocery stores with fruits and vegetables at an affordable price. The redevelopment will create additional jobs within walking distance to the poorest neighborhoods as well as accessibility to job training in the health care fields.

b. Community Engagement

i. Community Involvement

Partner Name	Point of Contact (Name, Email, Phone)	Specific Role in the Project
Grow L+A	Gabrielle Russell, President 207-240-6403 info@growla.org	Be a liaison between the City, Platz Associates, and residents in redevelopment; recruit businesses that will increase equal access to health care, jobs, and healthy foods.
Healthy Neighborhoods	Paige Wagner, Network Organizer (207) 312-9904 pwagner@community-concepts.org	Use relationships and extensive social network to gain input from residents about cleanup efforts and future development opportunities.
Healthy Androscoggin	Katie Boss, Health Promotion Manager (207) 330-7895 bosska@cmhc.org	Disseminate information to residents about health hazards before and during cleanup through social networks

ii. Incorporating Community Input

At the start of the project, the City will develop a project web page on the City website. This page will act as a central location for project information, meeting dates, and contact person for questions of concerns. Social media and the local newspaper will also be utilized. Community organizations, including Grow L+A, Healthy Neighborhoods, and Healthy Androscoggin, will be able to access the website for information gathering as well as link to the website to increase the distribution of information. In addition to electronic media, notices and information will be published via flyers in multiple languages throughout the community and printed in the local newspaper. Contact information for the City of Lewiston Economic and Community Development Director will be provided in each notification for greater access.

During the project, a minimum of three public meetings will be conducted. Meetings will be held in an accessible location with the ability for necessary accommodations. Meetings will be recorded, televised, and available for on-demand streaming. Furthermore, City staff will work with Healthy Neighborhoods on meeting design to encourage participation from all populations. A charrette style meeting is anticipated and small group discussion may be utilized to promote dialogue. This plan may evolve based on community organization input on the design. The developer, Platz Associates, will be engaged in public meetings around the public-private partnership to redevelop the mill.

To ensure our most sensitive populations are engaged in this process and dialogue occurs, the City will partner with Healthy Neighborhoods for assistance with planning, outreach, and meetings to ensure all residents in the target area are considered. Between meetings, members of the Healthy Neighborhoods Planning Council will be informed and ready to provide education on the clean-up to their constituents as appropriate. Members of their network have established relationships with many people living and working in the targeted area. This boots on the ground approach will help expand our outreach to more marginalized residents living in the target area, including immigrant, refugee, and low-income persons, whose primary access to information is through their social network, in the appropriate language for maximum understanding. Translation services will be available if needed at all public meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

A Draft Analysis of Brownfields Cleanup Alternatives was developed by an Environmental Professional on January 1, 2019 at the request of the City and submitted for public review. The proposed plan is to remove the asbestos during the rehabilitation of the roof. Non-friable asbestos will be transported to a licensed landfill for disposal. This will provide protection to human health and the environment by removing the potential for airborne asbestos from the area. The PCB impacted concrete will be encapsulated with a USEPA TSCA approved sealant and access to these areas will be restricted. Lead based paint will be pressure washed and encapsulated. The potential for future indirect exposure will be eliminated as the source materials will be permanently removed.

b. Description of Tasks and Activities

Task 1- Cooperative Agreement Oversight:

The City anticipates 30 hours of the Economic Development Director’s time at \$49.56/hour and \$19.80/hour in fringe benefits and 10 hours of the Grant Accountant’s time at \$26.68/hour and \$10.33/hour in fringe benefits will be used to manage the grant. The City will send its Economic Development Director to the national Brownfields Conference. It is estimated that \$2000 will cover airfare, meals, lodging, and incidentals. Through attendance at this conference the City will gain valuable knowledge and networking opportunities to market the Bates Weave Shed (Mill #5). Additionally, **a Qualified Environmental Professional (QEP) will be procured** using the USEPA’s acceptable procedures. Once procured, it is expected that \$2000 will be used for QEP cooperative oversight of grant. The Community Development Coordinator will use 6 hours at \$32.56/hr and \$10.84/hr in fringe to procure the QEP.

Task 2- Community Outreach & Engagement:

The Community Development Coordinator will work with a QEP and community organizations to assist in public and community involvement, spending 5 hours at \$32.56/hr and \$10.84/hr in fringe. We anticipate at **least three public meetings** with the Economic Development Director spending 6 total hours at \$49.56/hour and \$19.80/hour in fringe benefits and marketing materials in the amount of \$1,400 to develop a charrette style approach to community involvement. These public meetings will be attended by a translator to ensure that all citizens can understand and participate in the discussion of the proposed clean-up and redevelopment. **Input received will be incorporated into the project plans.**

Task 3- Site-Specific Activities:

The City will utilize the services of a QEP to develop **a final ABCA, Bidding Documents, and a final closeout report for this project.** It is estimated that this will cost \$19,000. All the documents will be available for public comment prior to finalization to ensure public participation. During the remediation, the Environmental Professional will oversee the remediation and document the progress and follow-up with the contractor(s) regarding work that remains to be performed to comply with final cleanup goals. The Environmental Professional will prepare the **Quarterly Reports, ACRES documentation, and all other necessary grant documentation for submission to the EPA.**

Task 4-Oversee Site Cleanup:

The City will **hire an abatement contractor and an environmental contractor to complete the needed remediation work. Asbestos will be abated from the roof. PCBs will be encapsulated** with an approved paint and access will be limited by a new wall. The overall cost of the remediation for asbestos and PCBs is expected to be in excess of \$257,000. The City anticipates contributing \$100,000 toward its cost share for this activity along with \$157,000 from the EPA grant. The City will then seek a **revised VRAP** from the MEDEP so that the redevelopment project will be bankable. The remaining \$343,000 from the EPA grant, along with gap funding from AVCOG and the City, will be used to pressure wash and encapsulated the lead-based paint.

c. Cost Estimates and Outputs

	Project Costs	
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Budget Categories	Task 1: Cooperative Agreement Oversight	Task 2: Public Meeting & Community Involvement	Task 3: Remediation Plan, Bidding, VRAP & Reporting	Task 4: Site Remediation	Total
Personnel	\$1948.96	\$460.16			\$2409.12
Fringe Benefits	\$762.34	\$173			\$935.34
Travel	\$2,000				\$2,000
Equipment					
Supplies		\$1,400			\$1,400
Contractual	\$2,000	\$2,000	\$19,000	\$470,255.54	\$493,255.54
Total Direct Costs	\$6711.30	\$4033.16	\$19,000	\$470,255.54	\$500,000
Indirect Costs					
Total Federal Funding	\$6,711.30	\$4033.16	\$19,000	\$470,255.54	\$500,000
Cost Share 20%				\$100,000	\$100,000
Total Budget	\$6711.30	\$4033.16	\$19,000	\$570,255.54	\$600,000

Administrative costs are equal to Task 1 and 2 Personnel, Fringe, Travel, Supplies, and Contractual to provide oversight of the grant. This totals \$10,744.46, which is 2.15% of the federal grant funds.

Outputs expected as part of the site remediation include:

- Three Community Meetings with Economic Development Director and QEP
- Written documents outlining the cleanup activities, timeline, and future uses in appropriate languages for distribution by community partners.
- Remedial Action Plan, issued by the engineer, including plans and specifications describing remedial activities.
- Site Closure Report, issued by the engineer upon completion of all remediation activities. This report will include a description of activities completed during cleanup of the site.
- Certificate of Completion, issued by the Maine DEP upon their final approval of the Site Closure Report. This certificate documents that the site has been remediated to the satisfaction of the Maine DEP.
- Voluntary Response Action Plan from MEDEP.

d. Measuring Environmental Results

A five-member committee will be formed to oversee the grant. In the initial phase of the grant, a work plan will be submitted detailing the cleanup process. Based on the EPA approved work plan, a matrix will be designed for each task to include the following information: activities expected timeframe, projected results, projected outcomes, and accomplishments. The matrix will be reviewed on a monthly basis, during the committee meeting, to ensure that by the end of the quarter, the grant activities are on task and deliverables are achieved on time. During this time, if it appears that we are not on schedule with an identified task, a written plan will be created to determine the steps needed to get back on track and finish the project within the three-year time frame. This information will then be compiled and submitted to EPA on a quarterly basis. Environmental results will be tracked through the completion of remediation goals including the abatement of asbestos materials, the encapsulation of the PCB-impacted concrete, and the remediation of lead based paint. The City has discussed the encapsulation of the concrete with the MEDEP and it has been deemed an acceptable alternative based on the PCB concentrations in the transformers and capacitors within the facility. The outputs and outcomes as part of this project will be communicated to the EPA as part of our quarterly progress reports and updated property profile in ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The project management team includes Lincoln Jeffers, The Economic and Community Development Director, Grants Accountant Ingrid Nivison, and the Community Development Coordinator, Jayne Jochem, each of whom is a full-time employee at the City of Lewiston. Jeffers has been with the city of Lewiston for almost 20 years and has worked with Brownfields grants for over a decade. He has also worked with several city redevelopment projects. The Grants Accountant, Ingrid Nivison, has ten years of experience in federal grant administration and has administered two Brownfields grants during her time at the City of Lewiston. With over forty years of experience administering federal grants, Jayne Jochem has administered reimbursement requests and many of the reporting requirements for several EPA grants. The City will secure a QEP through its competitive sealed bid process. Staff will work with the City's procurement agent to ensure compliance with EPA requirements. The selected firm will assist the City in selecting an environmental remediation contractor, oversee cleanup activities and coordinate all necessary activities and tasks required by the Maine Department of Environmental Protection and the U.S. EPA.

ii. Acquiring Additional Resources

Procurement will be conducted in accordance with federal and state requirements. The City of Lewiston has a Purchasing Policy which addresses all bids in excess of \$10,000. For projects estimated to cost in excess of \$150,000 to be paid for in whole or in part with Federal Grant funds, an Independent Cost Estimate is prepared prior to going to bid. Notices are displayed in a variety of places including newspapers, email lists, public bulletin boards, and online RFP boards of the Maine Municipal Association. Bids are submitted in an envelope, with openings in public at the time and place stated in public notices. A record of bids is kept by the Finance Director

and all bids are open to public inspection. Formal bids are awarded by a citizen Finance Committee. The procurement process will be used to identify a QEP and all cleanup contactors.

b. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

(1) Accomplishments

- ✓ The **Bates Mill** Complex received \$425,000 in Brownfields Funding. To date it is 40% redeveloped (400,000 square feet) with 16 new businesses, 1500 employees, \$60 million in private capital invested. The mill is generating \$603,000 annually in new tax revenue. The complex includes Fountain Park, a site for outdoor concert and entertainment events.
- ✓ **Community Wide Assessment Grant** - In 2009, the City received a \$200,000 community-wide assessment grant to assess priority brownfields sites, primarily in the downtown area. The City completed nine Phase I Assessments, three full Phase II Investigations, two targeted Phase II Investigations, and began remediation planning for the Continental Mill and the RI Mitchell site. Development to date on sites investigated include construction of a riverfront 93 room Hampton Inn, 17 pump gas station/convenience store, and the city taking title to the canal system with plans to improve public access and visibility.
- ✓ **Cleanup of Androscoggin Mill # 8** – In 2007 the City received \$200,000 in brownfields cleanup funding, and the City provided a Cost Share of \$40,000 from CDBG funding. Final closeout Report was submitted by Summit Environmental Consultants on October 10, 2011. On 02/10/2012, the site received a VRAP from the State of Maine DEP. The project included cleanup and demolition and was groomed into much needed greenspace in the downtown.

(2) Compliance with Grant Requirements

The City has a long and strong history of compliance with reporting and included EPA and MEDEP staff in regular monthly meetings. The City provided the Project Manager from EPA with completed assessments, reports and annual financial reports, and key measure reports were submitted to U.S. EPA Region 1 as requested. The former Grants Coordinator (Allison Stone) and the QEP administered the Bates Mill Complex cleanup grant. To oversee the Community-Wide Assessment activities, a committee met monthly to track progress and evaluate timeliness of plan. The committee consisted of Lincoln Jeffers, Jayne Jochem, the QEP (John Cressey), the purchasing director (Norm Beauparlant), a representative from MEDEP (Brian Beneski). The same committee was in charge of the Androscoggin Mill #8 cleanup, although the MEDEP representative was Nicholas Hodgkins. Additionally, the regional EPA Brownfields representative, Jim Byrne, was actively involved in the committee work through attending meetings when available or receiving all written materials. The QEP was responsible for documenting ACRES, and Jayne Jochem submitted quarterly timeliness reports and draw downs. For each identified grant, all funds were drawn down, reports submitted, project successfully completed according to the specified work plan, and identified outcomes achieved.

January 28, 2019

Mr. Lincoln Jeffers
Economic & Community Development Director
City of Lewiston
27 Pine Street
Lewiston, Maine 04240

Dear Lincoln,

I am writing in support of your application for the Brownfields Grant for Mill No. 5 in the Bates Mill Complex. As you know, we are planning on the historic renovation of this significant 1912 Kahn building. Plans call for the renovation of the entire 350,000 square feet to serve the community with a new YMCA with the rest of the space being utilized for a mix of medical, retail, educational and general office space.

It is paramount that before we take possession of the building that it be totally remediated of all hazardous substances. We have been working with prospective tenants and all have expressed their concern that the building be "clean" before they would consider occupancy. Schematic plans have been developed for various tenants as well as for the public spaces. In the process of working with early designs we have also been working with the State and Federal Historic preservation agencies as well as with our own historic consultants. Fully built out, the project cost is expected to exceed \$60,000,000. At this point we have already spent over \$400,000 on design and consultants. Our plans for Mill No. 5 will follow in the footsteps of the rest of the Bates Mill Complex. As you are aware, we have restored over 400,000 square feet of the existing complex with an investment nearing \$60,000,000. Tenants include banks, insurance companies, restaurants, medical practices, businesses and mixed affordable-workforce housing. Over 2,000 people now live and work in the Bates Mill.

The redevelopment of Mill No. 5 will include both historic renovation and sustainable design and construction. We are currently studying the feasibility of almost 4 acres of photovoltaic solar panels on the roof of Mill No. 5. It is our goal to restore this building to its original beauty as designed by Kahn at the turn of the century.

It is our hope, that with the Brownfield Grant, you will be able to get the building clean and ready for us to begin construction in the fourth quarter of 2019.

Sincerely,



Thomas H. Platz, AIA
Platz Associates
Two Great Falls Plaza
Auburn, ME 04210



January 25, 2019

Edward A. Barrett, City Administrator
City of Lewiston
27 Pine Street
Lewiston, Maine 04240

Dear Ed:

On behalf of the Androscoggin Valley Council of Governments (AVCOG) I am pleased to provide this letter of support to the City's FY19 Brownfields cleanup application for Bates Mill #5. We understand the city is applying for \$500,000 in Brownfield Cleanup Grant funding to address the issues identified in the 2009 Target Brownfield Assessment of Bates Mill #5; as well as asbestos that will be exposed when the signature saw tooth roof is renovated. Furthermore, we understand that this project will require additional resources than what is available through the EPA. As you are aware, AVCOG successfully received funding in FY18 to establish a Brownfields Revolving Loan Fund for our region. The City of Lewiston would be eligible to apply to AVCOG's RLF program as a potential source of additional funding for the cleanup.

AVCOG can also provide technical assistance and counseling to businesses that are applying for loan funds. Through our existing loan pools we can provide funds to support the redevelopment of Bates Mill #5 and many cases we can be an additional source of financing for activities that are not eligible for EPA funding. As a community partner we will provide programmatic support as well as assistance with any public outreach efforts and are available to host meetings of public and private stakeholders.

Significant progress has been made in the economic revitalization of Lewiston's urban mill district core but many challenges and opportunities remain. As a central city for the region, your continued growth as a center of economic vitality is an essential component of the region's overall economic well-being. The mills, industrial sites and rail yards helped fuel Lewiston's growth as an industrial center in the 19th and 20th centuries. It can now help fuel Lewiston's and the region's growth going forward into the new economy.

We look forward to working with you on this project.

Sincerely,

Amy M. Landry
Executive Director

III. B. THRESHOLD CRITERIA FOR CLEAN-UP GRANTS

1. Applicant Eligibility:

The City of Lewiston is a General Purpose Unit of Local Government as defined under 2 CFR 200.64.

2. Previously Awarded Cleanup Grants:

The City of Lewiston has not received funding from a previously awarded EPA Brownfields Cleanup Grant for Bates Weave Shed (Mill #5).

3. Site Ownership:

The City of Lewiston acquired Bates Weave Shed (Mill #5) through property tax foreclosure of the Bates Mill Complex in 1994. Legal records demonstrating the City of Lewiston's fee simple ownership of the property is recorded in the Androscoggin County Register of Deeds, Book 3315, page 160.

4. Basic Site Information:

Identify:

- (a) the name of the site: Bates Weave Shed (Mill #5)
- (b) the address of the site: 15 Canal Street, Lewiston, ME 04240
- (c) the current owner of the site: City of Lewiston
- (d) if you are not the current owner when will you acquire – N/A

5. Status and History of Contaminants:

- (a) The site is contaminated with Hazardous Substances.
- (b) The property was first developed in 1856 as a planing mill and lumber yard. By the 1890's the property was only occupied by storehouses for the surrounding mills and properties. In 1914, construction of the current on-site structure was completed by Bates Manufacturing as a weave shed. The property was used as a weave shed by Bates and Faribeu until 2000. Since 2000, the property has remained vacant.
- (c) Asbestos-Containing Materials have been identified within the roofing materials of the building and PCBs have been identified above cleanup standards within the power generating portion of the facility and the electrical room. Lead-Based Paint is present on some interior building components.
- (d) Asbestos-Containing Materials and Lead-Based Paint were common in building materials when the building was in primary operation. The location of PCBs correlating to the power generation and electrical rooms demonstrate the likely source of contamination in the concrete.

6. Brownfields Site Definition:

The site:

(a) is not listed or proposed on the National Priorities List;

(b) is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and

(c) is not subject to the jurisdiction, custody, or control of the U.S. government.

7. Environmental Assessment Required for Cleanup Proposals:

A written Phase II site assessment report in compliance with ASTM E1903-11 was completed in 2012. The following is a detailed list of all assessments reports, dates completed and environmental assessments conducted at Bates Mill#5.

Type of Investigation	Contractor Conducting Investigation	Date of Investigation	Field Work Completed
Phase II ESA	Summit Environmental Consultants, Inc (Summit)	1999	Building materials, soil and groundwater sampling
Brownfields Removal	Summit	2002	Removal of contaminated materials from within trenches
Targeted Brownfields Assessment	Nobis Engineering Inc	2009	Hazardous materials survey & limited concrete sampling
Phase I ESA	Summit	2011	Site visit of the power generating portion of the property
Phase II ESA	Summit	2012	PCB, Lead-based paint sampling
Phase I ESA	Beacon	2016	Site visit

8. Enforcement or Other Actions:

There are no known enforcement actions on this site. The property is currently enrolled in the ME DEP Voluntary Response Action Program. Once the property is cleaned up, the City will apply for a revised VRAP.

9. Sites Requiring a Property-Specific Determination:

This property does not require a property-specific determination as described. Contamination on the property does not fall within one of the categories requiring a property specific determination:

- 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; and
- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) trust fund (see Appendix 1, Section 1.5.6 for a definition of LUST Trust Fund sites).

10. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

(a) The City of Lewiston acquired the property through tax delinquency.

(b) The property was foreclosed on in 1992 and the City of Lewiston legally assumed fee ownership on June 6, 1994.

(c) All disposal of hazardous substances at Bates Weave Shed (Mill #5) occurred before the City of Lewiston acquired the property. The City of Lewiston did not cause or contribute to any release of hazardous substances at Bates Weave Shed (Mill #5).

(d) The City of Lewiston has not, at any time, arranged for the disposal of hazardous substances at Bates Weave Shed (Mill #5) or transported hazardous substances to Bates Weave Shed (Mill #5).

11. Cleanup Authority and Oversight Structure

a. The property is currently enrolled in ME DEP's Voluntary Response Action Program. Once the cleanup project is completed, the VRAP will be revised. City staff has a long history of overseeing brownfield cleanup projects and are experienced working with the State to ensure compliance.

b. Bates Weave Shed (Mill #5) is a single parcel adjacent to other city property and one private property owner. The abutting private property owner is the developer who intends to redevelop Bates Weave Shed (Mill #5). Due to the complexity of the redevelopment project and the public/private partnership involved, a joint development agreement will be executed prior to the cleanup activities.

12. Community Notification:

a. Draft Analysis of Brownfield Cleanup Alternatives. A copy of the grant proposal that included the Draft Analysis of Brownfield Cleanup Alternatives was available for public comment from January 15, 2019 to January 29, 2019 at the Economic and Community Development Office, in Lewiston City Hall, and the City website at <https://www.lewistonmaine.gov/937/EPA-Brownfields-Cleanup-Grant>.

b. Community Notification Ad. A community notification ad was published on January 15, 2019 in the Sun Journal, Lewiston's local newspaper. A copy of the ad is attached.

c. Public Meeting. A public hearing discussing the draft ABCA and the proposal was conducted on January 22, 2019. A copy of the meeting notes, including comments and responses, and the sign in sheet are attached.

d. Submission of Community Notification Documents. Attached is a copy of the draft ABCA; copy of the ad demonstrating notification to the public and solicitation of comments on the proposal; meeting notes that include comments and our responses to comments; and meeting sign in sheet.

13. Statutory Cost Share:

a. The City of Lewiston is committing \$100,000 in CDBG funds as cost share to the cleanup project.

b. The City of Lewiston is not requesting a hardship waiver of the cost share.



1.0 ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
Bates Mill #5 (Weave Shed), 15 Canal Street, Lewiston, Maine

Prepared for the City of Lewiston

1.1 Introduction/Background: Site Location and Purpose of Analysis of Brownfields Cleanup Alternatives

The Bates Mill #5 (Weave Shed) is located at 15 Canal Street in Lewiston, Maine (the Site). See **Figure 1** for a Site Location Map.

1.2 Site Current and Past Uses

The property was first developed in 1856 as a planing mill and lumber yard. By the 1890s the property was only occupied by storehouses for the surrounding mills and properties. In 1914, construction of the current on-site structure was completed by Bates Manufacturing as a weave shed. The property was used as a weave shed by Bates and Faribeault until the late 1990s. From the 1990s the property has been used for storage of paper products and historic mill equipment. The power generating facility was utilized from 1914 until 2016 for the generation of power via the canal system. In 2016, the City acquired this portion of the property.

Table 1: Previous Owner and/or Operator Information

Information Source	Date(s)	Book/Page	Listed Owner
Androscoggin Registry of Deeds	August 23, 1994	3315/160	City of Lewiston based on court documents acquired the property for back taxes from Bates Manufacturing
Androscoggin Registry of Deeds	August 4, 1993	3093/347	Bates Manufacturing lease to City of Lewiston
	Pre 1920		Bates Manufacturing

1.3 Previous Site Assessment Findings

Prior to taking ownership of the power generating portion of the building, the City of Lewiston hired Beacon Environmental Consultants, LLC (Beacon) to prepare an ASTM Phase I Report for the property, dated December 2016. The ASTM Phase I Report identified Recognized Environmental Conditions (RECs) associated with this property in the form of Polychlorinated Biphenyl (PCB) impacted concrete within the former power generating area as well as de minimus conditions in the form of asbestos and lead-based paint.

Previous environmental investigations associated with the Site are summarized in **Table 2**, which describes the type of the investigation, date, and contractor completing the investigation.

Table 2: Summary of Previous Investigations

Report Name	Date(s)	Findings
Maine Superlien Site Assessment Bates Mill Complex - Mill #5	Jul-15-1994	Past usage of the property as a mill may have impacted the environment
Phase II Environmental Site Assessment Brownfields Pilot Project Bates Mill Complex	Oct-23-2001	ACM found in building materials, impacted material within floor trenches
Engineering Evaluation and Cost Analysis Mill 1, Mill 2, Mill 4, Mill 5, Mill 9, #1 Wing, #1 Storehouse, #2 Wing, and #2 Storehouse Bates Mill Complex	Oct-25-2002	Floor trenches should be cleaned and encapsulated
Environmental Assessments of Hydro-Electric Generating Facilities, Canal System	Oct-03-2003	Hydro facility within the building may contain hazardous materials
Remediation Summary Report	2003	Cleanup of wastes identified in the EECA was completed.
VRAP - Bates Mill Complex	Dec-01-2003	Drinking water well prohibition, no excavation without MEDEP approval
Hazardous Materials Assessment, Bates Mill #5 Power Generating Facility	Jul-2010	ACM, PCBs lead-based paint identified in the former hydro station
Phase I Environmental Site Assessment Upper Bates Hydro Station	May-11-2012	Recommendation to collect more concrete samples for PCBs
Phase II Environmental Site Assessment Upper Bates Hydro Station	Jun-17-2013	PCBs in concrete flooring within former hydro station
Phase I Environmental Site Assessment	December 2016	Beacon recommended the following: <ul style="list-style-type: none"> • PCB-impacted concrete should be encapsulated with a MEDEP-approved paint and access to these areas restricted. • If renovation is to occur to the roof, ACM should be handled in accordance with MEDEP regulations. • Lead-Based Paint is present on some building components, if the paint is to be removed it should be done by a licensed professional in accordance with MEDEP regulations. • Hazardous and petroleum materials belonging to the former power generating facility should be handled in accordance with MEDEP regulations.

1.4 Redevelopment Project Goals

The planned reuse for the Site is a mixed commercial use.

The City has the property zoned as “Mill District”. The purpose of the mill district is to develop a major employment center in the downtown by fostering the development of mixed-use commercial enterprises and appropriate high-density residential areas while preserving and restoring historic buildings and properties. Developments located within

this district should enhance the commercial, cultural, educational and residential vitality of the downtown and link the downtown to the riverfront through a series of pedestrian corridors, pocket parks and open spaces, utilizing the historic canal system, with expanded arts and recreational amenities.

2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

2.1 Cleanup Oversight Responsibility

The cleanup will be overseen by an environmental consultant/environmental professional who will coordinate with the MEDEP and follow applicable guidelines and regulations of the MEDEP and the USEPA. The documents prepared in support of the cleanup will be submitted to both MEDEP and USEPA for review and comment as applicable. This ABCA was completed by Beacon Environmental Consultants, LLC (Beacon) for, and at the request of, the City of Lewiston (the Client).

2.2 Cleanup Standards for major contaminants

The City currently anticipates that the state standards for commercial use will be used as the cleanup standards.

Cleanup Objectives - The objective of the remediation at the Site is to remove an environmental and public safety hazard, achieve No Further Action Assurance Letter from MEDEP, and achieve Site closure by elimination or management of environmental conditions that pose a risk to human health and/or the environment. In order to achieve this objective, the following cleanup goals and/or regulatory standards and/or guidelines are applicable:

- Universal, Solid, and Other Regulated Wastes
 - USDOT 49 CFR 100-199 - Transportation of Hazardous Materials
 - MEDEP Chapter 400 – Solid Waste Management
 - MEDEP Chapters 850 - 857 - Maine Hazardous Waste Management Regulations

2.3 Laws & Regulations Applicable to the Cleanup

Applicable laws and regulations associated with this cleanup will include the following:

- Brownfields Revitalization Act
- Federal Davis-Bacon Act
- MEDEP state environmental laws and regulations, and
- City By-Laws, as applicable.

Other laws and regulations that may be applicable are cited above. In addition, federal, state, and local laws which identify procurement of cleanup contractors to conduct and oversee cleanup will be followed during the remediation and cleanup. All applicable permits to conduct the work and hazardous waste manifests for off-site disposal of the contaminated materials will be obtained.

3.0. ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

3.1 Asbestos and Universal Waste

3.1.1 Cleanup Alternatives Considered

To address asbestos and universal waste at the Site, two different alternatives were considered, including Alternative #1: No Action and Alternative #2: Abatement.

3.1.2 Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site.
- Alternative #2: Removal and off-site disposal of identified ACM and Universal Waste will meet remedial objectives; therefore, will provide protection to human health and the environment by removing the potential for airborne asbestos from the Site. Additionally, the potential for future indirect exposure will be eliminated as the source materials will be permanently removed. Implementation of this alternative could have potential short-term adverse effects on site workers. Removal and handling of ACM could result in particulate emissions. Risk to site workers during abatement activities will be minimized by adhering to the MDEP Asbestos Management regulations and OSHA regulations. Off-site transportation of ACM will comply with MDEP Asbestos Management Regulations and U.S. Department of Transportation (DOT) regulations to reduce potential exposure of the general public during transport to the disposal facility.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: This alternative uses well demonstrated and readily available technologies. It is anticipated that removal of ACM can be completed safely with selective demolition. A MEDEP licensed Asbestos Abatement Contractor using trained and licensed personnel will conduct asbestos removal activities.

Removal of ACM will facilitate future actions at the Site. Selective building demolition will be performed using conventional construction equipment and technologies. ACM removal, handling and transportation of ACM will be performed using current abatement methods as required by MEDEP regulations. ACM will be properly wetted, bagged, and containerized for hauling and disposal at a secure landfill facility licensed to accept asbestos waste.

Submission of an Asbestos Project Notification to the MEDEP will be required prior to commencement of selective demolition and asbestos removal.

Cost

- There will be no costs under Alternative #1: No Action.

- It is estimated that Alternative #2: Abatement costs will be on the order of \$215,000.

Table 3: Option 1 – Removal and Off-Site Disposal of ACM

Asbestos Abatement	\$130,000.00
Universal Waste Removal	\$45,000.00
Environmental Professional Oversight and Grant Assistance	\$10,000.00
15% Contingency on the abatement costs	\$27,750.00
Total	\$212,750.00
Say Total	\$215,000.00

3.1.3 Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #2: Abatement. Alternative #1: No Action cannot be recommended since it does not address site risks. Alternative #2: Abatement – non-friable asbestos will be transported to a licensed landfill, for disposal. For these reasons, Alternative 2: Abatement is the recommended alternative.

3.2 PCB-impacted concrete

3.2.1 Cleanup Alternatives Considered

To address PCB impacted concrete at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Encapsulation, and #3 Concrete removal.

3.2.2 Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site.
- Alternative #2: Encapsulation of the PCB-impacted concrete with a USEPA TSCA approved sealant (Sikaguard or something similar) will provide protection to human health and the environment but will; however, require Institutional Controls to prevent the sealant from being impacted by future activities.
- Alternative #3: Removal and off-site disposal of PCB-impacted concrete will meet remedial objectives; therefore, will provide protection to human health and the environment by removing the potential for PCB migration on the Site. Additionally, the potential for future indirect exposure will be eliminated as the source materials will be permanently removed. Implementation of this alternative could have potential short-term adverse effects on site workers. Removal and handling of PCB-impacted concrete could result in particulate emissions. Risk to site workers during abatement activities will be minimized by adhering to the MEDEP remediation regulations and OSHA regulations. Off-site transportation of PCB-impacted concrete will comply with DOT regulations to reduce potential exposure of the general public during transport to the disposal facility.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.

- Alternative #2: Encapsulation of PCB-impacted concrete uses well demonstrated and readily available technologies. An OSHA 40-hour trained contractor would be required to perform this task.

Construction of a wall may be required to prevent access to an area of the former power generating portion of the facility.

- Alternative #3: This alternative uses well demonstrated and readily available technologies. It is anticipated that removal of PCB-impacted concrete can be completed safely with selective demolition. An OSHA 40-hour trained contractor would be required to perform this task.

Removal of PCB-impacted concrete will facilitate future actions at the Site. Selective building demolition will be performed using conventional construction equipment and technologies.

Submission of PCB Project Notification to the USEPA will be required prior to commencement of selective demolition and concrete removal.

Cost

- There will be no costs under Alternative #1: No Action.
- It is estimated that Alternative #2: Encapsulation of concrete will be on the order of \$42,000.
- It is estimated that Alternative #3: Concrete removal will be on the order of \$195,000.

Table 4: Option 2 – Encapsulation of PCB-impacted Concrete

Concrete Encapsulation	\$25,000.00
Environmental Professional Oversight and Grant Assistance	\$10,000.00
15% Contingency on the PCB encapsulation	\$5,250.00
Total	\$40,250.00
Say Total	\$42,000.00

Table 5: Option 3 – Removal of PCB-impacted Concrete

Concrete Removal and Disposal	\$100,000.00
Concrete Replacement	\$50,000.00
Environmental Professional Oversight and Grant Assistance	\$15,000.00
15% Contingency on the PCB-impacted concrete removal	\$24,750.00
Total	\$189,750.00
Say Total	\$195,000.00

3.2.3 Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #2: Encapsulation. Alternative #1: No Action cannot be recommended since it does not address site risks and Alternative #3 is too expensive for the potential reuse. For these reasons, Alternative 2: Encapsulation is the recommended alternative.

3.3 Lead-Based Paint Remediation

3.3.1 Cleanup Alternatives Considered

To address lead-based paint at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Encapsulation, and #3 Paint removal.

3.3.2 Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site.
- Alternative #2: Pressure washing and encapsulation of the LBP will provide protection to human health and the environment but will; however, require Institutional Controls to prevent the paint from being impacted by future activities. Additionally, the potential for future indirect exposure will be eliminated as the source materials will be permanently removed. Implementation of this alternative could have potential short-term adverse effects on site workers. Removal and handling of LBP could result in particulate emissions. Risk to site workers during abatement activities will be minimized by adhering to the MEDEP remediation regulations and OSHA regulations. Off-site transportation of LBP will comply with DOT regulations to reduce potential exposure of the general public during transport to the disposal facility.
- Alternative #3: Removal and off-site disposal of LBP will meet remedial objectives; therefore, will provide protection to human health and the environment by removing the potential for LBP migration on the Site. Additionally, the potential for future indirect exposure will be eliminated as the source materials will be permanently removed. Implementation of this alternative could have potential short-term adverse effects on site workers. Removal and handling of LBP could result in particulate emissions. Risk to site workers during abatement activities will be minimized by adhering to the MEDEP remediation regulations and OSHA regulations. Off-site transportation of LBP will comply with DOT regulations to reduce potential exposure of the general public during transport to the disposal facility.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: Pressure washing and encapsulation of LBP uses well demonstrated and readily available technologies. An OSHA 40-hour trained contractor would be required to perform this task.
- Alternative #3: This alternative uses well demonstrated and readily available technologies. It is anticipated that removal of LBP will require negative air and trained personnel. An OSHA 40-hour trained contractor would be required to perform this task.

Removal of LBP will facilitate future actions at the Site. Paint removal will be performed using conventional construction equipment and technologies.

Cost

- There will be no costs under Alternative #1: No Action.
- It is estimated that Alternative #2: Pressure Washing and encapsulation of LBP will be on the order of \$775,000.00.
- It is estimated that Alternative #3: LBP removal will be on the order of \$1,300,000.00

Table 6: Option 2 – Pressure Washing and encapsulation of LBP

LBP Pressure Washing and Encapsulation	\$660,000.00
Environmental Professional Oversight and Grant Assistance	\$10,000.00
15% Contingency on the removal and encapsulation	\$100,500.00
Total	\$770,500.00
Say Total	\$775,000.00

Table 7: Option 3 – LBP Removal

LBP Removal	\$1,110,000.00
Environmental Professional Oversight and Grant Assistance	\$10,000.00
15% Contingency on the removal and encapsulation	\$168,000.00
Total	\$1,288,000.00
Say Total	\$1,300,000.00

3.3.3 Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #2: Pressure Washing and Encapsulation. Alternative #1: No Action cannot be recommended since it does not address site risks and Alternative #3 is too expensive for the potential reuse. For these reasons, Alternative 2: Pressure Washing and Encapsulation is the recommended alternative.

3.4 Selection of Remedial Alternatives

Table 8: Recommended Options

Asbestos and Universal Waste Abatement	\$215,000.00
PCB Encapsulation	\$42,000.00
LBP Pressure Washing and encapsulation	\$775,000.00
Say Total	\$1,032,000.00

3.5 Green and Sustainable Remediation and Climate Change

The following measures will be implemented where applicable, beneficial, or feasible to improve the overall sustainability of the proposed remedial alternative as recommended by the EPA Region 1 Green and Sustainable Remediation Guidance.

Administrative

- Green remediation principles will be incorporated into the contracting process, as possible.
- Interim and final documents will be submitted in digital rather than hardcopy format, unless otherwise requested by EPA or required by law, in an effort to save paper. This is especially applicable to voluminous data reports.

- Optimize the use of electronic and centralized communication and outreach to the local community

General Site Operations

- Use energy efficient equipment
- Reuse or recycle waste
- Protect and conserve water
- Use alternative fuel vehicles (hybrid-electric, biodiesel, ultra-low sulfur diesel)
- Carpool for site visits and project meetings and/or use public transportation
- Schedule activities efficiently so as to minimize travel to and from the site

Remediation Operations

- Encourage use of fuel-efficient / alternative fuel vehicles and equipment
- Minimize mobilizations
- Provide for erosion control to minimize runoff into environmentally sensitive areas
- Encourage use of diesel engines that meet the most stringent EPA on-road emissions standards available upon time of project's implementation
- Maximize use of machinery equipped with advanced emission controls

Climate Change Conditions

In evaluating climate change conditions, the proposed cleanup activities were evaluated with regard to proximity to a coastline, flood plain, in an area with a potential increase of drought, and impact of increased frequency and intensity of storms. The Site is not located near the coastline of Maine. The Site topographic elevation is approximately 150 feet above mean sea level, and local topography slopes west towards Androscoggin River. The remedial activities proposed for the Site include the removal of impacted building materials; therefore, flooding or other climate-related activities are not believed to be a concern for the Site.

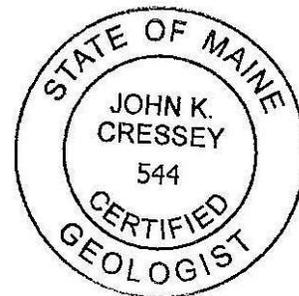
Please feel free to contact me with questions concerning the remedial alternatives presented in this focused ABCA.

Sincerely,

BEACON ENVIRONMENTAL CONSULTANTS, LLC



John K. Cressey, CG, PG
President





TOPO MAP - 2014
BATES MILL #5 - BATES MILL #5
15 Canal Street
Lewiston, Maine 04240

PREPARED FOR: City of Lewiston
PROJ. MGR: John Cressey
DRAWN BY: John Cressey

DATE: 12/31/2018
PROJ. #: BE-143

Sun Journal

Connecting you with your community

1/21/2019

CITY OF LEWISTON

Cathy Lekberg

Economic & Community Development

27 Pine St.

Lewiston, Me 04240

TO WHOM IT MAY CONCERN:

We hereby certify that the following:

LEGAL AD Public Notice

was published in the DAILY Sun-Journal a newspaper having its principal place of business in the County of Androscoggin. With general circulation in the Counties of Androscoggin, Franklin and Oxford.

Date(s) Published: 1/15/19

Tearsheet (s): ENCLOSED

Invoice: ENCLOSED

Sun-Journal/SUNDAY

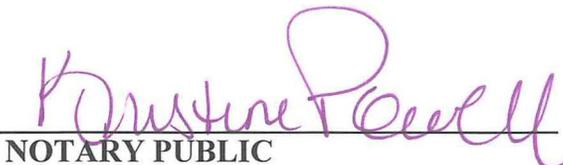
Lewiston, Me



Linda Gross

Accounting Supervisor

Subscribed and sworn to before me this 21st Day of January, 2019 at Lewiston, in the County of Androscoggin, in the State of Maine.



NOTARY PUBLIC

KRISTINE M. POWELL
Notary Public, Maine
My Commission Expires July 18, 2021

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MORNING SENTINEL PHOTO BY DAVID LEAMING
Winthrop's Aaliyah Wilson-Falcone looks to pass against a Madison player on Monday.

ready time. Souza had 12 points in the half, Fergie had 10 and the Ramblers knocked down four 3-pointers while taking command of the game.

"For the first half, we were doing really well with the ball movement," Souza said. "Penetrating, taking good shots that we had, and working all together."

In the second half, however, Winthrop's possessions became more rushed and its shot selection grew erratic, and in the fourth quarter, the Bulldogs took advantage. Abi Spaulding hit a 3-pointer to narrow the gap to single digits, and Katie Worthen hit another

to make it 50-44 with 1:33 to play.

"Going into the fourth quarter with a 14-point lead, our first three possessions were three passes and three misses," said Burnham, who got seven rebounds apiece from Souza and Katie Perkins and six from Layne Audet. "Not exactly how you want to go into the fourth quarter with winning ways, but you've got to hand it to our girls, they stuck with it."

They let Madison inch

mat in and process that. It should be big. This is one of the top teams in Class C South right now, and we battled them right to the end."

Emily Edgerly led the way offensively, with 15 points, but Madison saw a cast of players take their turns making plays late. LeBlanc scored eight points, while Spaulding had seven, Lapdyn Landry had six and Worthen had all five of her points in the fourth quarter.

"That's what I think we have to have," Venezia-no said. "To have a team, you have to get that type of scoring. You're going to have to get multiple people to score consistently."

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered May 24, 2016 in the action entitled *JPMorgan Chase Bank National Association v. Laura Lavoie*, by the Lewiston District Court, Docket No. LEWDC-RE-14-190, wherein the Court adjudged the foreclosure of a mortgage granted by Laura Lavoie to Fleet National Bank dated October 30, 2000 and recorded in the Androscoggin County Registry of Deeds in Book 4534, Page 226, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on

**February 19, 2019 at 10:00 AM
 At Bendett & McHugh, P.C.,
 30 Danforth Street, Suite 104,
 Portland, Maine**

The property is located at 215 Winter Street, Auburn, Maine, as described in said mortgage. The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in certified or bank check at the time of the public sale made payable to Bendett & McHugh, P.C., which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within sixty (60) days of the public sale. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. **If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

This property will be sold as is. Additional terms will be announced at the public sale. JPMorgan Chase Bank, National Association by its attorneys, **BENDETT & MCHUGH, P.C.**, 30 Danforth Street, Ste. 104, Portland, ME 04101, 207-221-0016

**PUBLIC NOTICE
 CITY OF LEWISTON
 PUBLIC HEARING
 AND PUBLIC COMMENT
 Bates Weave Shed (Mill #5)
 15 Canal St
 Lewiston, ME
 APPLICATION FOR EPA
 BROWNFIELDS CLEANUP GRANT**

The City of Lewiston will hold a public hearing in the City of Lewiston Administrator's Conference Room at 5 - 5:30 PM on Tuesday, January 22nd, 2019 to provide an opportunity for any questions, comments, or concerns regarding application for an EPA Brownfields Cleanup Grant intended for the Bates Weave Shed (Mill #5) property located at 15 Canal Street Lewiston, ME.

City of Lewiston
 Administrator's Conference Room, 1st Floor
 27 Pine Street
 Lewiston, ME 04240
 January 22, 2019
 5:00 - 5:30 PM

A copy of the DRAFT Application proposal and the Assessment of Brownfields Cleanup Alternatives (BCA) is available for public review at the Economic and Community Development Department, 3rd floor, Lewiston City Hall during regular business hours and is available for download from the City's website at <https://www.lewistonmaine.gov/237/EPA-Brownfields-Cleanup-Grant>. The public comment period will begin on January 15th, 2019, and will close at four PM on Tuesday, January 29th, 2019. Comments may be submitted in writing to Mr. Lincoln Jeffers, City of Lewiston, Economic and Community Development Department, 27 Pine Street, Lewiston, Maine 04240. Please include your full name, address, telephone number, and email address in your correspondence. The City of Lewiston is an EOE. For more information, please visit our website at lewistonmaine.gov and click on the Non-Discrimination Policy. Lincoln Jeffers
 Director of Economic and Community Development

against the team he led to the 2011 Stanley Cup championship. ... Byron, who hadn't scored a point in six games, scored his first goal since back-to-back game-winners on Dec. 20 and 22.

Sun Journal

**CONNECTING
 YOU WITH YOUR
 COMMUNITY**

PUBLIC HEARING

The Planning Board is holding a public hearing at 7:00 P.M. on January 24, 2019 at the Lisbon Town Office, 300 Lisbon Street, Lisbon (Public Meeting Room) to hear the following:
 Case #18-16:
 Home Daycare
 Christine Allen
 12 Wing Street, Lisbon Falls Maine 04252
 Map U26 Lot 045
 • Proposed home daycare business - 8 or fewer children

... charged all the way ... Boston w ... ond time ... sets.



**Notice
 FORM
 PUBLIC M
 IN WATER**

**TO DISCUSS THE
 REPLACEMENT OF THE
 HORRS BRIDGE
 TUESDAY, JANUARY 22, 2019
 AT 6:00 P.M.
 AT THE WATERFORD TOWN
 LOCATED AT 366 VALLEY R**

Please join MaineDOT for a formal public discussion of the improvement of the Horrs Bridge over Crooked River, located 0.34 of a mile from the Albany Township town line in Waterford.

Representatives of the Maine Department of Transportation (MaineDOT) will be present on Tuesday, January 22, 2019 at 6:00 p.m. to discuss the proposed recommendations for the project, to address concerns, receive comments, and answer questions from anyone with an interest in the project. If you are particularly interested in learning local views on project consistency with local comprehensive planning, discovering local resources, and identifying concerns and issues. Anyone with an interest to attend and participate in the meeting.

Accommodations will be made for people with disabilities. Auxiliary aids will be provided upon advanced request.

Any inquiries regarding this project may be directed to the attention of Joel Kittredge, Project Manager, Maine Department of Transportation, Bridge 16 State House Station, Augusta, Maine 04303-0016. Telephone: (207) 624-3550 or by email at joel.kittredge@maine.gov.

**Work Identification Number 0223
 Federal Project Number 2237
 TTY-Users Dial Maine Relay 711**

Notices are a permanent and independent record of government and court actions. These include state and local government actions, available contracts, zoning changes, and many more as required by law. In addition, parties to some court proceedings, probate, and estate actions are required to publish notices to ensure notification of affected parties, as well as the general public. Business owners, large and small, to potential government contractual jobs, helping to ensure economic activity across a level playing field. We have existed to ensure transparency in all levels of government since the founding of the United States. Notices are published in Maine newspapers and are also recorded at mainenotices.com, where anyone can browse or search notices and receive email alerts when relevant notices appear.

January 29, 2019

Summary of Comments Received and City of Lewiston's Response to Comments

No public comment has been received for the EPA Brownfields Cleanup Grant Draft; the City of Lewiston did not, therefore, have comments which required a response.

Meeting Minutes

Public Meeting

EPA Brownfields Cleanup Grant Bates Weave Shed (Mill #5)

January 22, 2019

5:00 - 5:30 PM

Administrator's Conference Room, City Hall

The meeting was called to order at 5 PM by Heidi McCarthy. In attendance were Lincoln Jeffers, Economic and Community Development Director and John Cressey, who prepared the Assessment of Brownfields Cleanup Alternatives for Bates Weave Shed (Mill #5). No members of the public were present. The meeting was adjourned at 5:45 PM by Heidi McCarthy.

No public comment has been received by any other means.