

Brownfields Cleanup Grant Application
Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

December 22, 2016

Environmental Protection Agency Region 1
Attention: Mr. Frank Gardner
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912
(617) 918-1278
Gardner.Frank@epa.gov

RE: FY17 Brownfields Cleanup Grant Application, RFP NO: EPA-OLEM-OBLR-16-09

Dear Mr. Gardner,

The Town of Millinocket is located in the Katahdin region of north-central Maine in the shadow of Mount Katahdin, the northern terminus of the Appalachian Trail. When the Great Northern Paper Company built its Millinocket mill in 1901, it quickly became the world's largest paper mill. In 1907, a second paper mill opened in East Millinocket just 12 miles away. Together, these two mills would continue to be among the largest paper producers in the world through the 1960's and 1970's, when they employed more than 4,200 workers. Global competition and lack of investment to keep pace with changing market dynamics led to the closure of the Millinocket mill in 2008 and the closure of the East Millinocket mill in 2014. These two mill closures in one small, isolated region have devastated the local economy. The mills provided the jobs and the tax base for the region. Unemployment spiked to above 30% in the wake of the closures, causing massive workforce flight and abandonment of industrial, commercial and residential properties.

Unemployment in the Katahdin region remains high at 8.2%, almost 2x the unemployment rate for the state of Maine at 4.7% and the United States at 4.6% (Bureau of Labor Statistics 2016). Official unemployment statistics are only part of the story however, with migration also having dealt a powerful blow as talented laborers have been forced to move elsewhere to find jobs. The Town of Millinocket has lost 35% of its population since 1990, leading to 60% of its current residents being age 45 or older (Portland Press Herald 2014).

Many of the industrial, commercial and residential properties left behind by the mill closures have remained abandoned, causing aging structures to crumble under enduring winters and leading to increased levels of exposure to hazardous substances that exist within the interior and exterior of buildings. These hazardous substances pose serious risks to the health of the local population.

Incredible things are happening in the Katahdin region. Our Katahdin successfully implemented (21) community and economic development projects. President Obama designated the Katahdin Woods and Water National Monument. The Katahdin Area Chamber of Commerce has expanding membership and activities. The Katahdin Revitalization group has launched a revitalization speaker series to learn from experts around the state. The Eastern Maine Development Corporation and the Millinocket Industrial Development Committee have identified new opportunities for the forest products industry. The Katahdin Citizens Group is giving a voice to all members of the community. ConnectME awarded a broadband planning grant to the region. The Maine Community Foundation awarded grants for a co-working space and a visioning process for the

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

downtown. The Millinocket Marathon attracted 500+ runners to the region. Among other things. The Katahdin region is investing in itself, and is now starting to attract investment from others.

In November 2016, Our Katahdin acquired the property at 230 Penobscot Avenue in to eliminate blight, manage the environmental contaminants, and to protect the surrounding downtown area. The extent of the hazardous substances in this prominently visible and historic downtown building are prohibiting redevelopment. Our Katahdin requests a \$200,000 cleanup grant to make the redevelopment of 230 Penobscot Avenue a reality.

Additional required information:

- a) Applicant Identification: Our Katahdin, 111 Canyon Drive, Millinocket, ME 04462
- b) Funding Requested:
 - i. Grant Type: Cleanup
 - ii. Federal Funds Requested: \$200,000 (not requesting waiver for 20% cost share)
 - iii. Contamination: Hazardous Substances on the interior and exterior of the building
- c) Location: Millinocket, Penobscot County, Maine in the downtown area
- d) Property Information: Our Katahdin, 230 Penobscot Avenue, Millinocket, ME 04462
- e) Contacts:
 - i. Project Director: Mr. Michael Osborne, Vice President of Industrial Operations, Our Katahdin, 150 Highland Avenue, Millinocket, ME 04462, (207) 735-7835 (phone); osborne@ourkatahdin.com (email)
 - ii. Chief Executive: Mr. Sean DeWitt; President, Our Katahdin, 111 Canyon Drive, Millinocket, ME; (207) 618-9187 (phone); sean@ourkatahdin.com (email)
- f) Population:
 - i. General Population: 4,401 in the town of Millinocket, Maine
 - ii. Population of Identified Target Area: 7,417 in the Katahdin region of Millinocket, East Millinocket and Medway, Maine
 - iii. County with Persistent Poverty: No, as the mill closures were more recent in the Katahdin region; 2008 in Millinocket and 2014 in East Millinocket.

We believe in the future of the Katahdin region. We believe the redevelopment of this highly visible and historic downtown property will be a bellwether for further regional redevelopment. We appreciate your consideration of our grant application. If you should have any questions or require clarification on any aspect of this proposal, please do not hesitate to email me at sean@ourkatahdin.com or to give me a call at (207) 618-9187.

Sincerely yours,



Sean DeWitt
President, Our Katahdin

cc: *with attachments*

John Podgurski, EPA Region 1 Brownfields Section Chief

Jim Byrne, EPA Region 1 Brownfields Program Lead, Cleanup & State Funding

Nick Hodgkins, State of Maine Department of Environmental Protection

Brownfields Cleanup Grant Application
Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

COVER LETTER ATTACHMENTS:
OTHER FACTORS CHECKLIST

Name of Applicant: Our Katahdin

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
None of the Other Factors are applicable.	
X - Community population is 10,000 or less	1-2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
X - Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8-9
X - Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base	1
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

COVER LETTER ATTACHMENTS:

LETTER FROM MAINE STATE AUTHORITY



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

PAUL MERCER
COMMISSIONER

December 13, 2016

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 Our Katahdin plans to conduct cleanups and is applying for federal Brownfields grant funds.

Sean DeWitt, the Founder and President of Our Katahdin has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Miller's Department Store property in Millinocket.

If Our Katahdin 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: Dorrie Paar, USEPA
Sean DeWitt, Our Katahdin

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

NARRATIVE PROPOSAL

1. COMMUNITY NEED

1.a.i Target Community and Brownfields: The Town of Millinocket is located in the Katahdin region of north-central Maine in the shadow of Mount Katahdin, the northern terminus of the Appalachian Trail. The Katahdin region produced newsprint and directory paper for more than a century, with the mills employing more than 4,200 people at their peak. In the shadow of Mount Katahdin and its millions of acres of surrounding forests, lakes, streams and wildlife, paper making and outdoor recreation were the way of life. The Great Northern Paper Company built its Millinocket mill in 1901 and quickly became the *world's largest paper mill* producing 240 tons of newsprint, 120 tons of sulfite pulp, and 240 tons of ground wood pulp per day. In 1907, a second paper mill opened in East Millinocket, 12 miles away. These mills were the largest paper producers in the world (1960's-1970's). The Penobscot River attracted industry from the Katahdin region, Penobscot County to Penobscot Bay, and paper mills thrived here for over 100 years.

Global competition and lack of investment to keep pace with changing market dynamics led to the *closure of the Millinocket mill in 2008 and the closure of the East Millinocket mill in 2014*. These mill closures in one small, isolated region have devastated the local economy. The mills provided the jobs and the tax base for the region. Both have been obliterated. *Unemployment spiked to above 30%* in the wake of the closures, causing massive workforce flight and abandonment of industrial, commercial and residential properties. Many of the industrial, commercial and residential properties left behind by the mill closures have remained abandoned, causing aging structures to crumble under long winters and leading to increased levels of exposure to hazardous substances within the interior and exterior of buildings. These hazardous substances pose serious risks to the health of the local population, especially to children and the elderly who are most vulnerable.

As tourists visit our area on their way to Baxter State Park and Mount Katahdin they are confronted with empty store fronts, fading paint, and a hollowed out downtown. Millinocket is plagued by the shuttered mills and small business that once supported the mills, blighted and abandoned properties, loss of jobs, and an outmigration of our young population has left-behind generation struggling to adapt and reinvent themselves in a post-papermaking reality and a dwindling economy. Our Katahdin, a local non-profit was formed to help the Katahdin region and specifically the subject site for this project succeed in an otherwise bleak environment.

1.a.ii Demographic Information and Indicators of Need: Millinocket has witnessed dramatic population shifts in its recent history, having *lost more than 35% of its population since 1990 to migration*. Unemployment in the Katahdin Region remains *high at 8.2%, 2x the unemployment rate for the state of Maine at 4.7%* and the United States at 4.6% (Bureau of Labor Statistics 2016). Official unemployment statistics are only part of the story however, with migration also having dealt a powerful blow as talented laborers have been forced to move elsewhere to find jobs. The Town of Millinocket has lost 35% of its population since 1990, leading to 60% of its current residents being age 45 or older (Portland Press Herald 2014).

Brownfields Cleanup Grant Application
Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

	Katahdin Region	Millinocket	Statewide	National
Population:	7,996	4,401	1,329,328	321,418,820 ¹
Unemployment:	8.2%	8.1%	4.7%	4.6% ²
Poverty Rate:	12.4%	10.3%	13.4%	13.5% ³
Percent Minority:	7.8%	6.1%	5.1%	22.9%
Median Household Income:	\$35,252	\$32,975	\$48,804	\$53,482
Median age:	46.9 years	46.9 years	43.5 years	37.4 years

1.a.iii Brownfields and Their Impacts: The subject Site for this Cleanup grant is one the many vacant, underutilized and neglected buildings in the heart of the target community on Penobscot Avenue, the primary downtown corridor in Millinocket. The unoccupied building constructed in 1916 includes two-stories and a basement is over 10,000 square feet and was most recently used as department store through 2008.

Over the years the building has been impacted by polychlorinated biphenyls (PCBs) and lead in paint, and *asbestos* in flooring materials and the building façade, among other substrates. The building has been vacant since 2008 and suffers from significant disrepair and neglect including a leaking roof and a basement that continually floods which has caused *significant mold growth* throughout the building. The paint has become severely deteriorated and *lead paint flakes from the walls* as well as dust potentially impacted with lead and PCBs are prominent in the entire building. The majority of the contaminants are currently located on the interior of the secured building with the exception of the façade materials. If not addressed soon, the building will continue to deteriorate over time to the point where hazardous substances - PCBs, asbestos, mold and lead paint will adversely impact the health of trespassers, downtown pedestrians and the surrounding community.

Within the target community, the paper mill and small business closures experienced throughout the Katahdin region and Millinocket resulted in approximately 55 Brownfields sites in close proximity to the Downtown. The long history of industrial use that characterized the paper mills has resulted in the contamination from 120 spills within the target area over the last 10 years. Environmental contamination related to previous industrial and manufacturing usage has been documented at a disappointingly large number of properties in the target community.

The now shuttered Great Northern Paper industrial site along the Penobscot River in Millinocket historically housed several buildings that were used for maintenance facilities and have chlorinated solvent, metals and petroleum. Additionally, documented volatile organic compound (VOC), polycyclic aromatic hydrocarbon (PAH), and metal contamination is present in soil and groundwater. The building has potential for contaminants that could impact both land and water.

¹ Data are from the 2014 American Community Survey data profile and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt

² Data are from the Bureau of Labor Statistics (The Employment Situation – March 2016) and are available at <http://www.bls.gov/news.release/pdf/empst.pdf>.

³ Data are from the 2014 American Community Survey data profile and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&src=pt.

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

Millinocket	55 spills - last 5 years 120 spills last 10 years	Examples of significant spills- In 1984, a 60,000 gallon release of No. 6 fuel oil was reported at the Great Northern Paper Mill. In 1994 an estimated spill of 3,000 gallons of diesel was reported in 1994 at the CMQR facility in Millinocket. The contaminated soil was treated in place and then excavated; the treated soil was fertilized and spread across the railroad property.
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1.b Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts: According to the Eastern Maine Development Corporation (EMDC) which services the area, in Millinocket, the existing population of 4,500 is going to shrink to 2,500 by 2030. “That means a new vacant home every two weeks for the next 15 years”. According to Peggy Daigle, former Town Manager of Millinocket, tax foreclosed and run-down downtown buildings and housing stock have become commonplace and the town has foreclosed on more than 76 properties in the past few years. Many buildings have been seized for nonpayment of taxes and are in need of assessment and remediation. Many these properties were constructed prior to 1980 and have asbestos, fuel oil, lead paint and PCB concerns. There are no bus services in Millinocket or alternative transportation methods. As the community tax base erodes with foreclosures, community services have dwindled to primarily emergency support. The seized properties continue to deteriorate, allowing asbestos and lead paint exposures in the community. The Brownfields sites and devastated economy have significantly impacted the populations and the outmigration of young residents and workers leaving a higher than state average of persons over the age of 65.

	Millinocket	Penobscot County	Maine	U.S.
People over 65	25.8% ¹	13% ¹	16.5% ¹	12.4% ¹

¹ data - 2009-2013 American Community Survey

1.b.ii. Cumulative Environmental Issues: The Penobscot River is the life blood of the Katahdin Region and Millinocket. The community uses the river for recreational activities including swimming and fishing. The industries that powered have also polluted the water, fish, air, and land from frequent discharges through stormwater, overland runoff, and discharges to the ground surface. In February 2014, **state fisheries regulators closed 7miles of the waterways for 2 years as a result of mercury contamination**. These legacies of the past have impacted have impacted the health and welfare of the area as demonstrated by high cancer mortality rates which almost triple the state average. According to the United States Geological Survey, Maine has the highest percentage private drinking water wells which leads to exposure to contaminated groundwater from heavy metals, VOCs, and petroleum related compounds. In addition to the contaminated water associated with the Penobscot River, the paper mills utilized landfills for waste disposal. Recently, the state assumed ownership the Dolby Landfill in East Millinocket (Katahdin area) where a 2015 report identified contaminants (arsenic, iron, manganese, sodium) exceeded state standards in groundwater at the landfill.

1.b.iii. Cumulative Public Health Issues: Based on the dense and tightly constructed buildings in Millinocket along the main street, residents may be exposed to dusts, contaminated soils, and physical hazards from the abandoned and unsecure buildings. The numerous Brownfields sites present a significant potential risk to human health through exposure to contaminated surface soil

Brownfields Cleanup Grant Application
Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

and building materials, or vapors which may migrate into buildings through their foundations. The Brownfields sites within the target community are located in low income neighborhoods. These sites suffer from a lack of investment which results in a deteriorating condition of the buildings and overall blight to the neighborhood. This leads to unsafe conditions or perceived unsafe conditions for residents and the potential for elevated chronic health issues such as Asthma and Cancer. Maine continues to have the highest age-adjusted cancer incidence and mortality rates in the U.S. (EMHS Community Health Needs Assessment).

Health	Penobscot County	Maine	U.S.
Adult Asthma	11.6% ¹	10% ¹	9.1% ¹
Cancer Incidence-all cancer/100,000 pop.	537.2 ¹	480.8 ¹	469. ¹
Cancer Mortality-all cancer/100,000 pop	205.8 ¹	196.0 ¹	175.8 ¹

¹2012 Maine CDC State Health Assessment ²2013 national survey on drug use and health: Mental Health Findings

Many of the area residents live in substandard housing creating further health issues related to lead paint and asbestos. Millinocket target areas have some of the oldest housing stock in the county further exacerbating exposure to lead, asbestos and a disproportionate impact upon the area.

Housing	Millinocket	Maine	U.S.
Housing built prior to 1970 (lead paint banned in 1978)	73%	46.3%	41%
Housing prior to 2000 (asbestos was largely banned in buildings)	99.5%	88.6%	85.9%

1.c. Financial Need

1.c.i. Economic Conditions: Unemployment in the Katahdin Region remains high at 8.2%, almost 2x the unemployment rate for the state of Maine at 4.7% and the United States at 4.6% (Bureau of Labor Statistics 2016). Official unemployment statistics are only part of the story however, with migration also having dealt a powerful blow as talented laborers have been forced to move elsewhere to find jobs. The Town of Millinocket has lost 35% of its population since 1990, leading to 60% of its current residents being age 45 or older (Portland Press Herald 2014).

The demographic shifts, toward an aging population in the community has further reduced town budgets. The outmigration of the working age population is increasing the median age of the communities. The average age of the Target Community is 44.2 with those person over 65 as making up almost 26% of the population which is more than double the age in the US. The older population requires increasingly high service costs with a diminishing tax base. Job loss in Millinocket has a significant impact on the local labor market since the town has traditionally been a blue collar-mill community with large the paper mills employing a large majority of the population. This has limited the town's ability to pay for environmental projects as well as address the blight and significant number of vacant buildings within the downtown.

1.c.ii. Economic Effect of Brownfields: Since 2009, Millinocket's municipal valuation has decreased from \$361,748,150 to \$180,328,438, a decline of more than 50%. This has greatly accelerated the need for infrastructure improvements, while decreasing availability of staff and capital budgets, and has made it extremely difficult for the Town of Millinocket to fund the needed environmental assessments and restoration projects using municipal funds, according to

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

Millinocket Town Manager John Davis. This has forced the non-profit community to step up and take an active role in addressing the significant needs of the target community. With the loss of the paper mills, Millinocket is facing another loss of more than \$2 million in taxes. The exodus of the younger population will mean a new vacant home every two weeks for the next 15 years and the loss of \$11 million a year in locally driven retail spending (EMDC). The Millinocket school budget has been cut by \$1.7 million over the last 4 years as the number of students has declined from 655 in 2006-2007 down to 502 and continues to dwindle. The presence of Brownfields has impacted the economy as potential residents and business owners do not want to locate in a “dying” town.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a Project Description: The overall redevelopment plan for the 10,352 sq. ft. site at 230 Penobscot Avenue includes subdividing the building into three distinct uses: (1) co-working space, (2) community co-op space and (3) residential apartments upstairs. This highly visible, historic downtown building will be a perfect home for increasing the level of entrepreneurship and community-owned innovation taking place in the Katahdin region.

To ensure the success of this project, Our Katahdin and EMDC have forged a partnership and created a memorandum of understanding for EMDC to manage this grant for Our Katahdin. EMDC currently manages the Brownfields Community Wide Assessment Grant for the Penobscot Valley Region, which includes Millinocket. EMDC and Our Katahdin will communicate on a regular basis for coordination of schedules, meetings, progress, and other related project details. Additional work and in-kind services will be funded by the Our Katahdin Advisory Committee which has raised \$25,000 in additional funding. Our Katahdin staff will provide in-kind services on a volunteer basis (unpaid services) to attend community meetings and coordinate with EMDC.

2.a.i. Existing Conditions: Previous uses of the Site have included a bowling alley, cigar factory, Day’s Jewelers, as well as multiple department stores, however it has been unoccupied since 2008. A Hazardous Building Materials Survey Report (2016) for Asbestos and Other Hazardous Materials was conducted at the Site which identified the presence of Asbestos-Containing Materials (ACM), lead-containing paint (LCP), polychlorinated biphenyls (PCBs), mold and other hazardous/regulated materials (OHM) throughout the building that requires remediation and disposal prior to future building renovation activities. Building materials containing ACM, LCP, PCBs, mold, guano, and OHM are on the interior and exterior of the building.

2.a.ii. Proposed Cleanup Plan: A Draft Analysis of Brownfields Cleanup Alternatives (ABCA-**Attachment A**) was prepared for Our Katahdin to support the cleanup of the target site. Three alternatives were evaluated and the alternative that would meet the goals of the reuse was selected. The cleanup at this Site includes, the removal of hazardous building materials, the abatement of asbestos, mold, guano, lead-based paint, and PCBs so the unused building in the town center can become a community gathering locale.

Each of the tasks proposed will utilize standard abatement techniques and can be implemented in a short time, further quickly putting this property back into economic vitality. Concurrent with building renovations and rehabilitation, Our Katahdin will utilize a Maine DEP licensed Asbestos Abatement Contractor to remove and dispose of identified ACM pursuant to Maine DEP Chapter

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

425 regulations. Air clearance sampling by a licensed Asbestos Air Monitor will be conducted to ensure abatement activities are successful. Abatement of other hazardous building materials will follow applicable state and federal regulations for cleanup and concurrence of associated regulations. All documentation regarding cleanup will be submitted to Maine DEP. Once the cleanup activities have been completed and clearance has been achieved, a Voluntary Remedial Action Plan Completion Report (VRAP) with disposal documentation will be submitted to DEP. Contractors utilized for cleanup will comply with Davis Bacon wage compliance and be required to document wages with interviews and backup.

Our Katahdin will utilize a Qualified Environmental Professional (QEP) and licensed subcontractors to perform the abatement activities, contain, and properly dispose of contaminated building materials. Removal of these materials will eliminate potential continuing sources of contamination and allow re-use of the building. Our Katahdin estimates that the cleanup costs above the cleanup grant award will be obtained from private donations and investment, as well as via partnerships with local community organizations for volunteering and in-kind services.

2.a.iii. Alignment with Revitalization Plans: Re-using the Site diversifies both services and revenue potential and creates a "home base" for community and business innovation in the region. The Town of Millinocket is lacking in "shared-space" alternatives and this redevelopment would be a catalyst for the area, including the downtown district. The community has been a leading catalyst in the movement to renovate this building for reuse.

Community Outreach will be a significant component of this project as many community members have participated and expressed a desire to volunteer and provide any assistance needed for the renovation of this building. Our Katahdin anticipates several town meetings to continue the momentum. The downtown target area is a major focus of Millinocket's revitalization and redevelopment efforts to bring community and tourists to the downtown. Several community visioning meetings were held and participants indicated redevelopment of blighted Brownfields sites and improvement of the downtown is a major component of efforts to increase investment in the downtown, reduce poverty and crime, and improve the quality of life for the community.

Revitalizing the building will allow for the reuse of existing sewer, water, and electric infrastructure as well as reusing a building that is predominately intact and can be remediated and readapted cost-effectively. We strongly believe integrating co-working space and the creative economy into Millinocket's downtown will be a first step in promoting prosperity and downtown revitalization. The revitalization will focus on liveability and sustainable principles:

- Historic preservation of a local icon in the center of downtown.
- Partnering with a local nonprofit, regional economic engine (EMDC) and for-profit businesses to create a business options empower locals and visitors.
- Transformation of a currently unusable and uninhabitable commercial real estate into a vibrant, green and economically sustainable venue for conducting business.
- Renovations will incorporate green/sustainable building materials to minimize the impacts to the environment, reduce greenhouse gas emissions and improve storm water quality.

2.b Task Description and Budget Table

2b.i Task Descriptions: A total of \$179,885 for the grant will be designated for the completion of the abatement and cleanup. Our partner/grant manager, EMDC will use a portion of the \$200,000

Brownfields Cleanup Grant Application

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grant award for costs related to travel, public outreach, supplies, and contractual for QEP services and abatement contractors. Additional monies for cleanup will utilize leveraged monies for cost-share and additional cleanup costs above \$240,000.

Task 1: Cooperative Agreement Oversight: Activities- grant management, ACRES, Qrtly reporting, M/WBE reports. EMDC = 13.5 days for PM @\$21.9/hr. Activities include: Procure QEP and cleanup contractor (40 CFR 30), advertising costs, postage, and bid interview documents; Attend 1 DEP Brownfield Workshop, travel of 200 miles @ \$0.45/mile = \$90; Attendance at the pre-award training/workshop-travel (\$50-bus), National Brownfields Conference (\$1,100 air/bus fare, lodging, registration, and per diem). QEP assist with reporting (QEP: 12 reports*~\$165 = \$2,000) **Outputs:** 12 Quarterly reports and MBE/WBE reporting for the grant.

Task 2: Community Outreach & Engagement: EMDC costs and travel to attend meetings, include 10 days @\$21.90/hr., travel of 200 miles @ \$0.45/mile = \$90. QEP time at approximately \$5,000 to finalize the ABCA, QAPP, and supporting community outreach. Additional tasks-12 meetings and supplies (posters, handouts, digital materials, postage, interpreter if necessary) that will also include 2 brownfields educational public meetings town meetings, and steering committee meetings, updating of public outreach flyer and postings to our web site, social, print and television media to solicit information and public input. HCPC expenses include public hearing notices, meeting packages, photocopies, and postage. **Outputs:** public meetings, information - print, website, social media for the cleanup. Costs: contractor and supplies for 5 meetings (Contractual = 5 meetings*\$1,500 including meeting supplies (flyers, handouts, email blasts), 5 (Town) meetings*~\$200 (labor) = \$1000 + \$500 (supplies). Our Katahdin will also provide “in-kind” services at meetings (estimated costs \$5,000).

Task 3: Conduct Cleanup: EMDC time -4 days for PM oversight of the QEP and remedial contractor including travel (260 miles @ \$0.45/mile = \$117) - site during the cleanup. QEP will prepare a Community Relations Plan (CRP), Analysis of Brownfields Cleanup Alternatives (ABCA), Engineering Plans and Specs for Abatement, Planning and oversight (~200hrs x \$100 = \$20,000, \$750 for travel and supplies). Cleanup costs are based on preliminary QEP estimates as discussed in the ABCA. ACM Abatement \$20k, LBP Abatement \$40k, PCBs Abatement \$70k, Mold Abatement \$70k, Supplemental Materials Testing \$10k, Disposal of Regulated Waste Containers \$5k. Costs and details for the cleanup activities are included in the attached Draft ABCA. **Outputs-** CRP, ABCA, Engineering Plans & Specs, Bid Documents, abatement of hazardous building materials.

Task 4: Cleanup reporting: EMDC time = 4 days @21.9 and 0.5 days to attend and travel (300 miles @ \$0.45/mile = \$97) to meetings to discuss reuse options. QEP will prepare environmental data to support the post monitoring plan. Activities to be conducted for each site include: preparation/submittal of a VRAP application, reuse plan, responses to public comments. Includes coordination with EPA and DEP under VRAP and preparation of a summary VRAP report for DEP and EPA review. Task estimates QEP time for developing completion report (~\$100 x 50 hours = \$5,000). Our Katahdin will provide coordination and communication with DEP and EPA as in-kind (~\$2,000= \$40 x 50 hrs). **Outputs-** Completion Report and Certificate of Completion.

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

	Task 1 Programmatic	Task 2 Community Outreach	Task 3 Cleanup Activities	Task 4 Cleanup Reporting	Total
Personnel	\$2,365	\$1,752	\$700	\$700	\$5,517
Fringe Benefits	\$1,064	\$788	\$315	\$315	\$ 2,482
Travel	\$1,240	\$90	\$117	\$135	\$ 1,582
Supplies	\$299	\$195	\$20	\$20	\$ 534
Equipment	\$0	\$0	\$0	\$0	\$ 0
Contractual	\$2,000	\$3,000	\$179,885	\$5,000	\$189,885
Federal Funding					\$200,000
Cost share (20%)			\$40,000		\$40,000
Total	\$6,968	\$5,825	\$221,037	\$6,170	\$240,000

2.c. Ability to Leverage

Ability to Leverage- As documented in **Attachment C**, Our Katahdin has firm leveraging commitments from several partners including the following:

- Our Katahdin has launched a Revitalization Bond (**targeting \$100,000**) to the community to support redevelopment efforts in the community and specifically the 230 Penobscot Avenue property.
- Our Katahdin has received **\$20,000** in grant funding from the Maine Community Foundation to support the establishment of a co-working incubator center as part of a broader visioning exercise for the greater downtown corridor of the Katahdin region.
- Our Katahdin is in the process of finalizing a grant of **\$15,000** from Maine Accelerates Growth to support a Katahdin Innovation Challenge.
- Our Katahdin also re-applied for **\$25,000** in funding from the Maine Department of Economic and Community Development as part of its Maine Co-working Development Fund.
- Our Katahdin has raised **\$25,000** in “donated” monies from the Our Katahdin Board.
- Our Katahdin has received **\$47,200** in grant funding from the state of Maine’s ConnectME initiative for broadband planning along the downtown corridor of the Katahdin region.
- Katahdin Forest Management LLC has committed **\$3,000** in co-funding for this project.
- Town of Millinocket commits **\$8,000** of in-kind support for EMDC brownfields work and offers a **\$1,000,000** CDBG Economic Development grant to support local business. Our Katahdin will work with EMDC to obtain funding that may be available for this project
- EMDC has a **\$500,000** USDA loan that may be accessible for this project as well as a **\$105,000** grant as part of the Rural Micro-entrepreneur Assistance Program. Our Katahdin will work with EMDC to obtain funding that may be available for this project.

Our Katahdin is fully committed to this project and is willing to meet cleanup and other needs through **committing future staff time (volunteer) to identifying potential financial funding options** to assist with the redevelopment of the Brownfield property at 230 Penobscot Avenue in Millinocket. This may include a range of financial instruments, including grants, donations, loans, bonds, guarantees or equity investments. We anticipate the “in-kind” time will include conducting meetings with developers, state agencies, and the public. The Town and Our Katahdin will pursue Maine sponsored grants and loans to assist with financing of the redevelopment project, including Community Development Block Grants, State 128A monies for Brownfields sites, additional Cleanup monies from DECD, among others. Our Katahdin has held local fund raisers and has raised

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

thousands of dollars in funding and anticipates the momentum to continue for this project. ***This Brownfields cleanup grant would support the implementation of these recent and previously leverages monies*** and other ongoing efforts to make the Town a better place to live and work.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community: Our Katahdin is built on community engagement. It operates as a platform that mobilizes ideas, volunteers and capital for community and economic development from people who care about the Katahdin region (e.g. residents, alumni, visitors and others). Our Katahdin has 3,300+ followers on Facebook, 884 supporters on its website, has engaged with 422 donors who have made 933 unique donations. In its first 2 years of operations, Our Katahdin has successfully incubated and funded 21 projects. This proven community engagement platform will be utilized to mobilize a cadre of volunteers to support the redevelopment of the building and the creation of the co-working space and the community cooperative. Community members will be encouraged to ask questions and provide comments. Our Plan for engaging the community and other stakeholders, seek out concerns, ensure cleanup is conducted in a manner protective of sensitive populations and for communicating progress will be as follows:

Outreach	Description
Newspaper Releases	Updates of the project will be publicized extensively in local and state-wide newspapers. Public meetings will also be advertised in the local community
Flyers	We will distribute flyers at municipal offices, chambers of commerce, and other high foot traffic locations, as well as to neighbors of project sites.
Needs Survey to Community	We will use outreach surveys to the community and target population. The survey will help gather the necessary information for site reuse and community needs.
Two Public Meetings	2 public meetings will be held during the cleanup project to discuss the cleanup progress and solicit feedback. Meetings will be held after business hours to increase attendance. Meeting #1 will be held to discuss the award, present the project and discuss the ABCA, and to solicit comments regarding cleanup approach and health concerns. Public comments will be discussed and incorporated into the cleanup plan as necessary. The second meeting will be held during the cleanup to update the public on the progress of the cleanup and gather feedback on the cleanup and associated health concerns. Advertisements, door to door outreach to area businesses/residents will be conducted to notify the community of the meetings.
Program Web Site & Social Media	Website has a Brownfields link, which will include information for public meetings, minutes, project updates, reports and will be updated with new information. Partner community organizations will post information on their websites.
Repository	Hard copies of all project documents will be available at the town offices for review.
One on One Education	For residents and business owners who cannot project attend meetings and are interested in the project we will conduct one-on-one meetings, as needed.
E-mail	Our Katahdin will utilize our e-mail networks to announce and promote the program, solicit input, advertise meetings, and disseminate outcomes.

All public meetings will be held at the town offices which are handicapped accessible. If special needs are identified, Our Katahdin will move the meeting to a suitable location to accommodate the community members. In addition, if language barriers or translation services are needed, Our Katahdin will work with EMDC to obtain the needed services. We anticipate that during cleanup

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

activities, measures to protect the public and sensitive populations will be employed during remediation and redevelopment to ensure safe conditions. Currently, access to the site is restricted by locked doors. Air monitoring and dust suppression methods will be utilized during remediation activities to monitor for contaminated dust levels and ensure levels are within acceptable standards. Roadway flagman, if needed will be used during construction activities, as well.

3.b. Partnerships with Government Agencies

The EPA (Region 1) staff, Maine DEP, the Maine DECD, the Maine Department of Health and Human Services (DHHS), EMDC, and officials from the municipalities of the Katahdin region (i.e. Millinocket, East Millinocket and Medway) will be critical partners on this cleanup effort, as Our Katahdin views this building as an asset for the entire Katahdin region. Throughout the three-year redevelopment process, Our Katahdin will continually keep each of these government agencies apprised of progress and will seek inputs on all relevant items. The Maine DEP will assist during the cleanup process through participation in the Maine Voluntary Response Action Program (VRAP), Maine's voluntary cleanup program. The VRAP provides liability protections/assurances from state enforcement for applicants to the program for the investigation, remediation and redevelopment of contaminated properties. Enrolling in this program ensures that the cleanup is completed in accordance with federal and state requirements. DEP will provide input, guidance, and review regarding liability protections as part of the Brownfields Program and will conduct reviews of technical documents and remedial cleanup.

3.c. Partnerships with Community Organizations

Our Katahdin is engaged with a range of community organizations in the Katahdin region who will be critical partners in this cleanup process. Letters from these organizations are included in **Attachment B** and include:

- *Katahdin Area Chamber of Commerce*: the leading business entity with more than 100 members in the Katahdin region will provide support with future grant applications, attending meetings, and visioning.
- *Katahdin Revitalization (KR)*: is a volunteer organization that works to enhance and provide services to the area. KR will provide support at community meetings and attend public meetings, in addition to providing support for the marketing and public relations of this cleanup project.
- *Katahdin Citizen's Group*: is a group of local citizens committed to revitalization of the area and will provide support in community outreach efforts who will mobilize community members to contribute their thinking to public meetings and visioning exercises related to this project.
- *The Nature Conservancy (TNC)*: is investing in community based organizations in the Katahdin region via grants and other support to the Katahdin Collaborative, an informal group of community based organizations in the region. TNC will continue to help convene community based organizations and deliver in-kind and cash support to ensure this project is successful, in addition to being interested in utilizing the envisioned co-working space.

In addition to the local community based organization partners listed above, Our Katahdin will partner with the following key individuals, groups and municipalities to align with the community and economic development and public health goals at the regional, state and federal level as well: Letters of support from these entities are also included in **Attachment B**.

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

- *Eastern Maine Development Corporation*: promotes business opportunities in the area and will assist with outreach and providing potential funding for the development
- *Town of Millinocket*: is a close, committed development partner with Our Katahdin, who commits to mobilizing its Town Council members and staff to contribute to public meetings and to mobilize incentives and additional funds toward this cleanup project.
- *Elliotsville Plantation*: recently donated the land to designate the Katahdin Woods and Waters National Monument and will play an important role in the further economic development of the region, with specific interest in health benefits of brownfield cleanup.
- *The Maine Congressional Delegation of Senator Angus King, Senator Susan Collins, and Representative Bruce Poliquin*: Providing support for the economic recovery of former paper mill towns via the federal Economic Development Assistance Team (EDAT) process, with specific emphasis on diversifying and bolstering local economies.

3.d. Partnerships with Workforce Development Programs

Our Katahdin is collaborating with the Eastern Maine Development Corporation (EMDC) on its Reengineering the Region initiative, which places emphasis on the future of the forest economy in the Katahdin region, for which this building could serve as a home for innovation in the region. Our grant management partner, EMDC has funding options through the Workforce Investment Act, EMDC and the Tri County Workforce Investment Board and are partners in providing solutions to workforce needs for businesses and job seekers. Our Katahdin is also closely engaged with the federal government's Economic Development Assessment Team (EDAT) that is evaluating new and existing economic strategies to address the state's forest-based economic challenges. Lastly, it is important to note that Our Katahdin will actively seek to source qualified local employees, contractors and companies as part of this project will include a local hiring clause in our contractor-labors selection process.

4. PROJECT BENEFITS

4.a. Welfare, Environmental and Public Health Benefits

4.a.i. Welfare: This project will facilitate downtown revitalization, remove blight, create jobs, increase education attainment, reuse existing infrastructure and show the community there are options for work beyond paper mills. Integrating small downtown work spaces will bring jobs and create opportunities for small businesses which will in turn lead to the community having expendable income that can further trickle down to other businesses. The community will not be exposed to hazardous chemicals in the air from asbestos and lead-paint. The revitalization in the downtown culture will be the first step in economic prosperity and downtown revitalization.

4.a.ii Environmental: As the Katahdin region rebuilds and reinvents the community, an opportunity to support more sustainable business practices will be realized as reutilizing the building rather than demolishing the structure will save on wastes going to the local landfill as well as promoting reuse of existing structures that have existing infrastructure including sewer and water. In addition, maintaining the progress of cleaning up and improving the health of our soil, groundwater, and the health of the Penobscot River is a regional priority that will be met by remediating or removing contaminated properties throughout the community and target area.

4.a.iii Public Health Benefits: Cleanup of the highly visible downtown site will remove blight and contamination while catalyzing downtown revitalization. Hazardous materials will be

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

removed from this property that sits directly on Main Street, the most walkable street in the Katahdin region. Cleanup will reduce the risks of lead poisoning for children, and of serious respiratory issues for the general public, especially for the large elderly population. Cleaning up and redeveloping the site will lead to direct health and welfare benefits to the Millinocket community which is the end result for this program.

4.b. Economic and Community Benefits

4.b.i Economic Benefits: Cleanup of this site to create an innovation space will be the cornerstone of a renewed economy in the Katahdin region based on three industries: (1) bio-based, (2) digital and (3) outdoor recreation. The co-working space will be a new professional working environment for up to 20 people, the 2nd floor will offer short-term and long-term accommodation to professionals visiting the region. The revitalized building will also create space for a community cooperative, owned and managed by community members to serve their own needs. This project will prevent a further erosion of the tax base, create a space to start and work in small businesses, and live and raise a family with both recreational and commercial opportunities. Additionally, these projects will attract growth of additional support industries and businesses

4.b.ii Non-economic Benefits: The loss of the paper mill industry in a short period of time (2 mill closures in less than 10 years) has left this target community hopeless. But the community members have accepted the past industries are not returning and have now been infused with a sense of re-invention. This project will be rock in the downtown. The community has participated in several local and regional planning events the rebuilding pride has been energized. The community is excited for redevelopment that brings business and wages back to the community, removing excess housing supplies, and improving the appearance of the downtown which in turn will signal a community on the mend and perpetuate additional investment and community pride.

4.b.iii Other Community Benefits: This project will help further the community's long-term goal to create a safe, vibrant, sustainable, and healthy target area. The project will have the indirect benefit to catalyze the removal of blight and result in economic growth and investment in others areas of the downtown that will benefit the residents and sensitive populations. Additional investment in the downtown will lead to other businesses and property owners addressing the flaking lead paint and potential contamination at their properties and help reduce the cumulative environmental impacts to children, elderly populations, and low income populations.

3. PROGRAMMATIC CAPABILITIES AND PAST PERFORMANCE

5.a. Audit Findings: There have been no adverse audit findings for Our Katahdin.

5.b. Programmatic Capability: Our Katahdin staff, volunteers and board of directors will have overall management responsibility for the successful execution of this project. Our grant management partner, EMDC will collaborate with us and brings their expertise in managing EPA Brownfields grants. Our board of directors consists of industry experts as it relates to raising capital, executing large scale projects, community engagement, marketing and social media, construction and contract management, risk management, cost control and environmental stewardship. A "brownfield cleanup committee" will be formed to help provide guidance as the process takes shape. Key Managers for this grant include:

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

Mr. Sean DeWitt: Sean is a co-founder and Board Member of Our Katahdin and currently works as a Director at the World Resources Institute, a nonprofit organization that works at the intersection of economic opportunities and natural resources -- with a goal to leave our economy and planet in better shape for future generations than we found them. Sean also is co-owner of a real estate company with holdings primarily in southwest Florida. Sean was previously a Director at Grameen Foundation, working to create and incubate micro-businesses for women in Africa and Asia. Previously, he worked to provide technical services to small business and small nonprofits at the Fund for the City of New York. Sean also worked in the private sector with PricewaterhouseCoopers as a Management Consultant. Sean holds a BSc in Industrial Engineering from Purdue University and an MSc in Development Finance from the University of London and graduated from Stearns HS in Millinocket in 1993.

Mr. Jeff Whalen: Jeff is the Community Development and Brownfields Project Manager of EMDC. Mr. Whalen works with program managers and municipalities to develop and provide consultation to local government officials regarding land use, housing, transportation, community facilities, and recreation; and preparation of planning documents such as comprehensive plans and land use ordinances. He also assists with oversight of state contracts, development of data libraries and implementing mapping and information systems using ESRI's ArcGIS software. He managed the EMDC FY2013 Brownfields Assessment grant and the recently awarded 2015 Brownfields Assessment grant including community outreach, quarterly reporting, ACRES inputs, budget management and interfacing with the QEP, EPA and Maine DEP on technical issues.

Ms. Lucy Van Hook: Over the past seven years, Lucy has worked in various state/government positions as well as nonprofits working with technical advisors, visionary directors and passionate stakeholders to bring key people together to make direct impacts into the projects and communities they served. Lucy holds an M.S. in Climate Science and Policy Bard College Center for Environmental Policy and a B.A in Biology from Bowdoin College. Lucy will be a key resource to support the community engagement process related to the remediation of 230 Penobscot Avenue.

Ms. D'arcy Maine-Bovington: D'arcy is a member of Our Katahdin's Advisory Board and is currently the Economic Development Officer for the City of Brewer, Maine. Darcy joined the City of Brewer in 2004 as Deputy Director of Economic Development. She was promoted to Economic Development Director in 2006, and leads the City's efforts to attract, retain, and grow its business base. Prior to joining the City staff, D'arcy was a Business Development Specialist for the Maine Department of Economic and Community Development, responsible for covering six counties in Eastern Maine. **Her recent career highlights include a 2009 award, in which D'arcy led the team that won the Environmental Protection Agency's acclaimed Phoenix Award for the Brewer's Eastern Fine Paper/Cianbro redevelopment project.**

Our Katahdin will manage a competitive procurement process through a Request for Proposals to solicit responses from qualified firms for oversight and engineering of the cleanup activities as well as to assist with compliance, monitoring and reporting to relevant authorities. The RFP and contract management will be reviewed by Our Katahdin's board of directors and its advisory board ensuring compliance, cost management, community impact and environmental stewardship.

Brownfields Cleanup Grant Application

Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes: Our Katahdin and its partners will utilize the EPA Assessment, Cleanup and Redevelopment Exchange (ACRES) database to track progress and/or issues related to the project outputs and outcomes. DEP will be engaged throughout the process, and a Certificate of Completion from the Maine DEP VRAP will be secured at the completion of the project. *Outputs* tracked will be the remediation of the contaminants at the site and jobs created/housed within the building at the co-working space. A secondary *outcome*, will be a documented Brownfield Redevelopment of a historic property within the Katahdin Region, creating a roadmap for other entrepreneurs/agencies, whereas Our Katahdin and EMDC can assist others in the region with future projects. Our Katahdin and EMDC will *track* the number of buildings/properties who engage in the redevelopment of Brownfield properties with and without assistance from state and federal agencies.

5.d. Past Performance and Accomplishments: Our Katahdin has successfully curated, funded and supported (21) projects in the Katahdin region over the past 24 months. The staff, board members and advisory board members of Our Katahdin bring extensive experience in fundraising, project management, procurement, financing instrument design and delivery, community planning and engagement, technology development, industrial development as well as monitoring and reporting of complex projects. Our Partner, Eastern Maine Development Corporation, has received and managed multiple EPA Brownfield grants in the past. Most recently EMDC received \$400,000 for community- wide assessments. Our Katahdin's will work with EMDC as the fiscal agent for this project and draw on their expertise to ensure success of the project as well as compliance with all grant reporting requirements.

5.d.ii Has Not Rec'd EPA Brownfields Grants but has Rec'd Other Federal or Non-Federal
Our Katahdin received a grant from **Connect ME Authority**, a component unit of Maine state government whose mission is to facilitate the universal availability of broadband to all Mainers and help them understand the valuable role it can play in enriching their lives and helping their communities and businesses thrive. Our Katahdin received a grant of **\$47,200** to assess available options and to develop business plan alternatives to light up dark fiber of the Three Ring Binder Project, which runs along the main downtown corridor of the Katahdin Region.

Axiom Technologies was incorporated in 2004 and is headquartered in the town of Machias, Maine. Axiom has a proven ability to shape rural deployment strategies, while driving innovative thinking. Over the past decade, they have designed and constructed more than 100 access points connecting more than 2,500 square miles in one of America's most challenging terrains — rural Maine. Our project is on schedule and budget to create a road map to connecting the last mile in the Katahdin Region and specifically Project site.

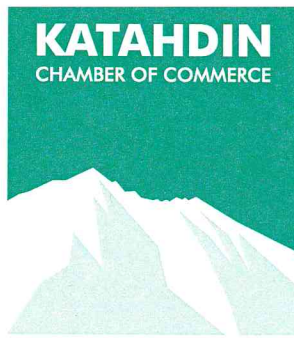
Funds from this grant will be used to create the strategy and infrastructure plan required to provide a fiber optic connection to 230 Penobscot Avenue. Along with infrastructural improvements via this brownfield grant application, broadband access is another foundation upon which a new beginning for this building and more broadly for the people of the Katahdin region will be built.

Brownfields Cleanup Grant Application
Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

ATTACHMENT A: THRESHOLD DOCUMENTATION

Brownfields Cleanup Grant Application
Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

ATTACHMENT B: LETTERS OF SUPPORT FROM COMMUNITY BASED ORGANIZATIONS



KACC
1029 Central Street
Millinocket, ME 04462
12/19/16

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

Dear Mr. Gardner,

The Katahdin Area Chamber of Commerce is committed to revitalizing downtown Millinocket and believes that the redevelopment of Brownfield sites is the first step in restoring its former vibrancy. Therefore, it is our pleasure to submit a letter of commitment to support Our Katahdin's request for \$200,000 for an EPA Brownfield grant to clean up the historic building at 230 Penobscot Avenue in Millinocket, ME. In doing so, we feel that it will have a dramatic positive impact on lowering our current 8.2% unemployment rate in the region.

The property at 230 Penobscot Avenue is one of the largest, most prominent properties in our downtown. Its redevelopment, and the addition of a co-working space in downtown Millinocket, will serve as a symbol that the community is taking steps to rebuild and diversify this former mill town's economy.

We wholeheartedly support these efforts largely due to the fact that this location will serve as the hub of economic development in the area. It is enticing to those who can telecommute and the renovation of our buildings downtown will pave the way to a brighter future for many.

The Katahdin Area Chamber of Commerce's role in these efforts will be supporting future grant applications, support in community outreach efforts, attending public meetings on the Brownfield site, and support for visioning exercises in the region.

Best regards,

Gail Fanjoy, President, Katahdin Area Chamber of Commerce



12/19/2016

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

Dear Mr. Gardner,

Along with our revitalization efforts in the wider Katahdin area, we are committed to revitalizing downtown Millinocket. We believe that the re-development of brownfield sites is the first step in restoring its former vibrancy. Therefore, it is our pleasure to submit a letter of commitment to support Our Katahdin's request for \$200,000 for Environmental Protection Agency (EPA) Brownfield grant to clean-up 230 Penobscot Avenue.

The property at 230 Penobscot Avenue is one of the largest, most visible properties in our downtown, its redevelopment and the addition of a co-working space to downtown Millinocket will serve as a symbol that the community is taking the steps to rebuild and diversify this former mill town's economy.

Katahdin Revitalization, a 100% volunteer organization, works to enhance and provide direct services to build community, promote cultural and community assets, encourage economic development, and improve the overall quality of life throughout the Katahdin Region. We commit to supporting future grant applications, support in community outreach efforts, attending public meetings on the brownfield site, and support for visioning exercises in the region.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hafford", enclosed within a simple, hand-drawn oval border.

John Hafford

Founding member, Katahdin Revitalization · <https://www.facebook.com/katahdinrevitalization/>



Katahdin Citizens Group
126 State Street
Millinocket, ME 04462

E-mail: northernmainedistributors@gmail.com

Telephone: 207 447 1682

December 18, 2016

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

Dear Mr. Gardner,

The Katahdin Citizens Group is comprised of citizens in the region who are committed to the revitalization and redevelopment of the downtowns, of which Millinocket is the hub. Redevelopment of Brownfield sites is key to that revitalization as it not only retains our unique character and sense of place, but removes the hazards making the way for a thriving and safe downtown. Therefore, it is our pleasure to submit a letter of commitment to support Our Katahdin's request for \$200,000 for Environmental Protection Agency (EPA) Brownfield grant to clean up the historic building at 230 Penobscot Avenue in Millinocket, ME.

Not only does the property at 230 Penobscot Avenue have a long historic legacy, it is one of the largest and most visible properties in downtown Millinocket. In addition to the innovative redevelopment plan for the building, it will serve as a catalyst to the much needed diversification of the area while fulfilling unmet needs and innovation that will utilize the infrastructure both digital and physical that is already in place.

The Katahdin Citizens Group is thrilled about this opportunity and commits to supporting future grant applications, support in community outreach efforts, attending public meetings on the brownfield site, and support for visioning exercises in the region.

Best Regards,

Susan D'Alessandro, Founder
Katahdin Citizens Group

December 22, 2016

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

Dear Mr. Gardner,

The Nature Conservancy (TNC) is committed to revitalizing downtown Millinocket and believes that the re-development of brownfield sites is the first step in restoring its former vibrancy. It is our pleasure to submit a letter of support for Our Katahdin's request for \$200,000 for an Environmental Protection Agency (EPA) Brownfield grant to clean-up 230 Penobscot Avenue. The property at 230 Penobscot Avenue is one of the largest, most visible properties in our downtown, its redevelopment and the addition of a co-working space to downtown Millinocket will serve as a symbol that the community is taking the steps to rebuild and diversify this former mill town's economy.

The Nature Conservancy owns and manages the 45,000-acre Debsconeag Lakes Wilderness Area located just 18 miles from Millinocket. With more than ten thousand recreational visitors each year, TNC lands are an integral part of the Katahdin Region's world class four season outdoor recreation destination in the heart of Maine. Visitors want more from a visit than time spent in nature, and maintaining and strengthening connections between local communities with the beautiful lands and waters of the region is very important. The space planned by Our Katahdin will not only serve businesses, but also tourists who will be visiting the region. This space may appeal to some visitors as a way they could do their business in the Katahdin region's beautiful backyard. Converting tourists to residents will be an important element in revitalizing the region.

The Nature Conservancy would welcome the opportunity to make use of meeting and office space in the building as we frequently have staff in the area and hold small group or public meetings from time to time. The addition of co-working space along with fiber-optic connectivity will accelerate the Katahdin region and downtown Millinocket as a destination to "Live. Work. Play.". Momentum is a powerful force as investment inevitably follows investment. The Nature Conservancy looks forward to continuing to work with Our Katahdin and other local groups to revitalize Millinocket and the communities in the entire region.

TNC will attend public meetings on the brownfield site and continue to support Our Katahdin and the local community in future grant applications, community outreach efforts, and visioning efforts for the region.

Sincerely,



Bill Patterson
Northern Maine Program Manager



Mr. Sean Dewitt
Our Katadhin
President
150 Highland Avenue
Millinocket, ME 04462

40 Harlow Street Bangor, ME 04401
207.942.6389 1.800.339.6389
fax 207.942.3548

Re: Millinocket Miller Store Site Cleanup Grant Support

Dear Mr. Dewitt,

In regards to the recent developments at the aforementioned site, Eastern Maine Development Corporation (EMDC) is pleased to lend support to assist in the development of this prominent property. We are available to provide business counseling and financing support to eligible businesses willing to locate to this property. We currently have a partnership with Bangor Savings Bank and the U.S. Small Business Administration (SBA), to provide these services to local businesses. As a result, EMDC is currently ranked 3rd in the state for awarding SBA loans. EMDC also serves as a Certified Development Company (CDC) for the SBA 504 lending program which offers small businesses financing and promotes growth and job creation. The 504 Loan Program provides approved small businesses with long-term, fixed-rate financing used to acquire fixed assets for expansion or modernization.

EMDC, through resources provided by U.S. Department of Agriculture, has \$500,000 in loan funding and \$105,000 in grant monies that were awarded as part of the Rural Micro-entrepreneur Assistance Program (RMAP). We will use this funding to assist rural microenterprises to expand operations or to create new business startups at this property. Please keep in mind, however, that we will also use this funding for other businesses located within our service district.

EMDC also manages a workforce federal grant totaling \$906,332 that funds activities related to workforce training, mentoring/counseling, and job placement. EMDC staff is committed to working with employers at this property to match job candidates with jobs.

Sincerely,



Michael Aube
President

TOWN OF MILLINOCKET

John Davis, Town Manager

197 Penobscot Avenue, Millinocket, Maine 04462

Telephone 207-723-7000 FAX 207-723-7002

E-Mail: manager@millinocket.org Web Site: www.millinocket.org

December 21, 2016

Mr. Frank Gardner

EPA Region I

5 Post Office Square

Suite 100, Mailcode: OSRR7-2

Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Town of Millinocket is committed to revitalizing its downtown and believes that the redevelopment of brownfield sites is the first step in restoring its former vibrancy. Therefore, it is my pleasure to submit a letter of commitment on behalf of the Town Council to support Our Katahdin's request for a \$200,000 Environmental Protection Agency (EPA) Brownfield grant to clean up 230 Penobscot Avenue.

The property at 230 Penobscot Avenue is one of the largest, most visible properties in our downtown area. Its redevelopment and the addition of a co-working space to downtown Millinocket will serve as a symbol that the community is taking the steps to rebuild and diversify this former mill town's economy.

The Town of Millinocket commits to supporting future grant applications, support in community outreach efforts, attending public meetings on the brownfield site, and support for visioning exercises in the region.

Sincerely,
John Davis



Millinocket Town Manager



December 19, 2016

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

Dear Mr. Gardner,

Elliotsville Plantation, Inc. (EPI) is committed to revitalizing downtown and believes that the re-development of brownfield sites is the first step in restoring its former vibrancy. Therefore, it is our pleasure to submit a letter of commitment to support Our Katahdin's request for \$200,000 for Environmental Protection Agency (EPA) Brownfield grant to clean up 230 Penobscot Avenue.

The property at 230 Penobscot Avenue is one of the largest, most visible properties in our downtown. Its redevelopment and the addition of a co-working space to downtown Millinocket will serve as a symbol that the community is taking the steps to rebuild and diversify this former mill town's economy.

EPI commits to supporting future grant applications, supporting community outreach efforts, attending public meetings on the brownfield site, and visioning exercises in the region.

Sincerely,

Lucas St. Clair
President, Elliotsville Plantation, Inc.

Congress of the United States

Washington, DC 20515

December 21, 2016

Mr. Curt Spalding
Administrator, EPA Region 1
U.S. Environmental Protection Agency
5 Post Office Square, Suite 100
Boston, MA 02109-3912

Dear Administrator Spalding:

We write in support of the application submitted by Our Katahdin on behalf of the Town of Millinocket, Maine, to the U.S. Environmental Protection Agency's (EPA) Brownfields Cleanup Grant Program. Our Katahdin seeks to safely clean up previously identified hazardous substances in a historically significant building located in downtown Millinocket as part of the organization's economic development and revitalization efforts.


Following the closure of major paper mills in Millinocket and East Millinocket that resulted in significant job losses, Our Katahdin, an all-volunteer nonprofit organization, was formed to promote community and economic development to assist with recovery initiatives in this area. Earlier this year, Our Katahdin purchased the property located at 230 Penobscot Avenue in Millinocket, one of the largest and most visible properties downtown, in order to begin repurposing the vacant building to house a co-working space and a community co-op, as well as short- and long-term apartments.

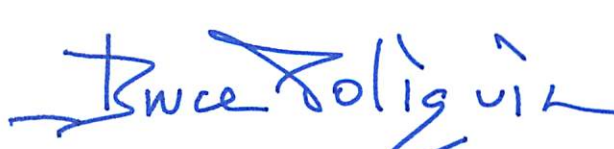
If funded, Our Katahdin would be able to clean up hazardous materials at the property identified through the Brownfield Assessments completed by the Maine Department of Environmental Protection. The mold, asbestos, lead paint, and other hazards must be remediated before serious development efforts can begin. We support Our Katahdin's commitment to revitalizing downtown Millinocket and believe that the redevelopment of the 230 Penobscot site is an important step for restoring the town's vibrancy and boosting the local economy.

Thank you for your time and effort on behalf of Our Katahdin and the Town of Millinocket. We request the EPA's careful consideration of this application, subject to all applicable laws and regulations, and ask that you please notify Katie Seelen (Collins) at (202) 224-2523, Adam Lachman (King) at (202) 224-5344, and Mark Kontio (Poliquin) at (207) 942-0583 when a final decision has been made.

Sincerely,


Susan M. Collins
United States Senator


Angus S. King, Jr.
United States Senator


Bruce Poliquin
Member of Congress

Brownfields Cleanup Grant Application
Our Katahdin, 230 Penobscot Avenue, Millinocket, Maine 04462

ATTACHMENT C: DOCUMENTATION OF LEVERAGED FUNDS

Community Foundation

May 23, 2016

Mr. Sean DeWitt, President
Our Katahdin
111 Canyon Drive
Millinocket, ME 04462-2328

Dear Mr. DeWitt:

It is a pleasure to inform you that the Directors of the Maine Community Foundation have approved a \$10,000.00 grant to Our Katahdin to create a vision and improvement plan for the downtown corridor of the Katahdin region. This grant is made from the Penobscot County Fund (\$6,911) and from the Building Stronger Nonprofits Fund (\$3,089) of the Maine Community Foundation at the recommendation of the Penobscot County Fund Committee advisors.

Please see copy of check below showing correct award amount of \$10,000.

Enclosed is check # 44234 in the amount of ~~\$6,911.00~~. By accepting, endorsing, or depositing this check, your organization agrees to and accepts the terms outlined below:

- The grantee must be either a Section 501(c)(3) nonprofit or a public organization.
- This grant may only be used for the purpose stated in this letter.
- This grant may not be used for a political campaign or to support attempts to influence legislation of any governmental body other than through making available the results of non-partisan analysis, study and research.
- No portion of the award may be granted to a secondary grantee without the express permission of the Foundation.
- Unexpended balances must be returned if the grantee loses its exemption from federal income taxation as provided for under Section 501(c)(3) of the Internal Revenue Code.
- No tangible benefit, goods, or services are received by any individuals or entities connected with the above-mentioned fund.

Submission of Project Evaluation Report: All grantees are required to submit a project progress report by March 1, 2017. If this was a competitive grant please sign on to your account with our online grant platform at www.mainecef.org to complete and submit the report. If you did not start a proposal online a hard copy of the form is available at www.mainecef.org under the section Grant Related Documents. Future funding for your organization will be contingent upon submission of this report.

We encourage you to publicize your grant by submitting a press release to media outlets (see enclosed tip sheet) and appreciate your highlighting the support in your publications and/or on your website. Please send us photos (with captions) of your project, preferably high-resolution digital files. Photos will be reviewed for possible use in our newsletter or on our website. If you have any questions, please contact me. Congratulations!

Sincerely,


Amy Pollen
Grants Manager

MAINE COMMUNITY FOUNDATION
OPERATIONS ACCOUNT
245 MAIN STREET
ELLSWORTH, MAINE 04605
(207)667-9735

 **Machias**
Savings Bank MACHIAS, ME 04654

44234

52-7453/2112

CHECK DATE	CHECK NO.
5/20/2016	44234


CHECK AMOUNT
\$** 10,000.00

PAY

Ten thousand and 00/100 Dollars

TO
THE
ORDER
OF

Our Katahdin
111 Canyon Drive
Millinocket, ME 04462-2328


CHECKS OVER \$50,000 REQUIRE 2 SIGNATURES
VOID AFTER 180 DAYS

⑈014234⑈ ⑆211274531⑆ 801 0327860⑈

Community Foundation

Scanned &
e-mailed to
OK Team.

February 18, 2015

Mr. Sean DeWitt, President
Our Katahdin
111 Canyon Drive
Millinocket, ME 04462-2328

Dear Mr. DeWitt:

It is a pleasure to inform you that the Directors of the Maine Community Foundation have approved a \$10,000.00 grant to Our Katahdin to support the development of a leadership course, mentoring program and web resources to help build civic and entrepreneurship capacity in the Millinocket, East Millinocket and Medway communities. This grant is made from the Critical Issues Fund of the Maine Community Foundation at the recommendation of the advisors.

Enclosed is check # 34197 in the amount of \$10,000.00. By accepting, endorsing, or depositing this check, your organization agrees to and accepts the terms outlined below:

- The grantee must be either a Section 501(c)(3) nonprofit or a public organization.
- This grant may only be used for the purpose stated in this letter.
- This grant may not be used for a political campaign or to support attempts to influence legislation of any governmental body other than through making available the results of non-partisan analysis, study and research.
- No portion of the award may be granted to a secondary grantee without the express permission of the Foundation.
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- No tangible benefit, goods, or services are received by any individuals or entities connected with the above-mentioned fund.

Submission of Project Evaluation Report: All grantees are required to submit a project progress report by **March 1, 2015**. Guidelines are enclosed. They are also available on our web site at www.mainecef.org. Future funding for your organization will be contingent upon submission of this report.

We encourage you to publicize your grant by submitting a press release to media outlets (see enclosed tip sheet) and appreciate your highlighting the support in your publications and/or on your website. Please send us photos (with captions) of your project, preferably high-resolution digital files. Photos will be reviewed for possible use in our newsletter or on our website. If you have any questions, please contact me. Congratulations!

Sincerely,



Amy Pollien
Grants Manager

Enclosure



May 28, 2015

Mr. Sean DeWitt, President
Our Katahdin
111 Canyon Drive
Millinocket, ME 04462-2328

Dear Mr. DeWitt:

It is a pleasure to inform you that the Directors of the Maine Community Foundation have approved a \$10,000.00 grant to Our Katahdin to continue to build the capacity for online presence, build a physical presence in the community through marketing collateral materials, PSA's, and direct project funding through incubation/seed funding of leaders and projects. This grant is made from the Building Stronger Nonprofits Fund of the Maine Community Foundation at the recommendation of the Penobscot County Committee advisors.

Enclosed is check # 35431 in the amount of \$10,000.00. By accepting, endorsing, or depositing this check, your organization agrees to and accepts the terms outlined below:

- The grantee must be either a Section 501(c)(3) nonprofit or a public organization.
- This grant may only be used for the purpose stated in this letter.
- This grant may not be used for a political campaign or to support attempts to influence legislation of any governmental body other than through making available the results of non-partisan analysis, study and research.
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- No tangible benefit, goods, or services are received by any individuals or entities connected with the above-mentioned fund.

Submission of Project Evaluation Report: All grantees are required to submit a project progress report by **March 1, 2016**. Guidelines are enclosed. They are also available on our web site at www.mainecef.org. Future funding for your organization will be contingent upon submission of this report.

We encourage you to publicize your grant by submitting a press release to media outlets (see enclosed tip sheet) and appreciate your highlighting the support in your publications and/or on your website. Please send us photos (with captions) of your project, preferably high-resolution digital files. Photos will be reviewed for possible use in our newsletter or on our website. If you have any questions, please contact me. Congratulations!

Sincerely,

A handwritten signature in black ink that reads "Amy Pollen".

Amy Pollen
Grants Manager

Enclosure

ELLSWORTH • 245 Main Street, Ellsworth ME 04605 • Telephone 207-667-9735 • Fax 207-667-0447
PORTLAND • One Monument Way, Suite 200, Portland ME 04101 • Telephone 207-761-2440 • Fax 207-773-8832
Toll free 877-700-6800 • info@mainecf.org • www.mainecef.org

Katahdin Innovation Challenge

Our Katahdin is applying for a grant from Maine Accelerate Growth (MxG) in the sum of \$15,000 to launch the Katahdin Innovation Challenge to encourage residents, diaspora, and people passionate about the region to bring forward their best ideas on how to promote entrepreneurship or to start a business in the Katahdin region. We hope the competition will inspire people to create new enterprises that employ local residents, attract new residents and retain young residents.

Our Katahdin, a 501c3, started in November 2014 as a platform to crowdsource donations for community development. Residents propose their idea(s) which Our Katahdin will post on our site and push through social media or in the community to raise the necessary funds. Our approach in community development has been to focus on “small wins”. We are now on our twenty-first community project and these small wins have brought a glimmer of hope and momentum that wasn’t present two years ago.

Our approach to economic development is similar, find the best ideas, support those ideas, and focus on small wins. In The Katahdin region unemployment rates are at 10.1%, 8.4%, 13% for Millinocket, East Millinocket, and Medway, respectively, versus a statewide unemployment average of 3.8% and 5% nationally, will need its economy to be built one job at time, one entrepreneur at time. The Katahdin Innovation Challenge will reinforce that message.

Event

We intend for the ideas to be focused on bio-based, recreation, or digital economies. We feel these categories best represent the strengths of the region’s people and its resources. Our focus will be on new (pre-launch idea stage) ventures, an existing venture in the formative stages of development (i.e. less than one year old) or an established enterprise proposing a new idea. We aren’t seeking full business plans but clear or engaging concepts and proposals that ideally can meaningful impact with an ability to scale in the future to 10-20 person operations.

We intend for the winner of the competition to receive \$7,500 cash prize along with one-year of free office space preferably co-working space provided by Our Katahdin. We would also look to provide the winner with 10 hours of legal, marketing, and

Bill Seretta from Maine Food System Innovation Challenge has indicated he will assist Our Katahdin in the creation of this event. We would also look to the leadership of MxG to help with designing the competition, as well as, commit one or two resources to evaluate the ideas.

Measuring Success

This is a long cycle approach that will take years but in order to measure success we will need to set a base. As part of our grant application we will compile existing economic data. The data will include the number & types of businesses, number of employees by type, demographics (population by age, education) - # employed, number unemployed. This

information once compiled will be presented to the region and the participants as the economic state of the Katahdin region today to establish a common understanding of the economic reality. This reality will be used as THE yardstick to measure success not only from this event but for the region's progress overall.

The most pressing threat to the event is not having a meaningful number of participants. To mitigate this risk we intend to spend a significant portion of our budget on marketing. We also intend to hold the event during the first two weeks of July when the area's population is at its peak with alumni visiting friends and family.

Budget

We estimate that the total budget for the event will be \$36,500. In addition, to the \$15,000 from MxG we have received \$10,000 from the Maine Community Foundation that can be applied to this event. We also intend to ask for services and space to be donated. If the grants and donations are unable to cover the remainder of the budget we seek sponsorships and crowdsource the additional capital.

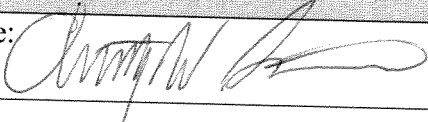
<u>Budget Items:</u>	<u>Source of Funds</u>	<u>Cost</u>
<u>Event Development:</u>		
Event Planning & Region Profile	MCF, MxG	\$ 6,000
Event Marketing	MCF	\$ 7,000
Space Rental	MxG or Donation	\$ 2,000
Food and Refreshments	MxG	\$ 2,000
Subtotal		\$ 17,000
<u>Entrepreneur Development:</u>		
Prize Money (1st Place)	MxG	\$ 7,500
Office Space (1 Year)	Donation	\$ 6,000
Legal Services (10 hours)	Donation	\$ 2,000
Accounting Services (10 hours)	Donation	\$ 2,000
Marketing Services (10 hours)	Donation	\$ 2,000
Subtotal		\$ 19,500
Total		\$ 36,500

State of Maine
Department of Economic and Community Development
Office of Business Development & Innovation
PROPOSAL COVER PAGE
RFP# 201610197
Maine Co-working Development Fund

Bidder's Organization Name: Our Katahdin Properties LLC		
Chief Executive - Name/Title: Anthony Foster, Co-Founder		
Tel: 207-712-5714	Fax: 207-723-3948	E-mail: tony@ourkatahdin.com
Headquarters Street Address: 111 Canyon Drive		
Headquarters City/State/Zip: Millinocket, ME 04462		
<i>(provide information requested below if different from above)</i>		
Lead Point of Contact for Proposal - Name/Title:		
Tel:	Fax:	E-mail:
Street Address:		
City/State/Zip:		

Proposed Cost:	\$25,000
<i>The proposed cost listed above is for reference purposes only, not evaluation purposes. In the event that the cost noted above does not match the Bidder's detailed cost proposal documents, then the information on the cost proposal documents will take precedence.</i>	

- This proposal and the pricing structure contained herein will remain firm for a period of 180 days from the date and time of the bid opening.
- No personnel currently employed by the Department or any other State agency participated, either directly or indirectly, in any activities relating to the preparation of the Bidder's proposal.
- No attempt has been made or will be made by the Bidder to induce any other person or firm to submit or not to submit a proposal.
- The undersigned is authorized to enter into contractual obligations on behalf of the above-named organization.

Name: Anthony Foster	Title: Co-Founder
Authorized Signature: 	Date: 15/December/2016

ConnectME Authority Announces Broadband Grant Awards

May 10, 2016

AUGUSTA, MAINE – The ConnectME Authority (Authority) announced today that it recently made grant awards for broadband infrastructure projects and broadband planning studies. The awards totaled nearly \$1.8 million. This was the tenth round for infrastructure grants and the first for the planning grants, which was made possible due to recent legislative changes. The infrastructure grants were targeted to areas of the state that have no form of broadband or high-speed internet service available. Awards were made for fifteen infrastructure and four planning grants.

The Authority received twenty-four infrastructure grant applications that met scoring requirements. The two criteria for an application to be scored was that the area to be served by the project be unserved or have internet access service that was less than 1.5 Mbps download speed, and that the completed project provide a symmetrical service of 10 Mbps download and 10 Mbps upload. The fifteen projects awarded funds ranged in amounts from \$22,000 to nearly \$200,000. Twelve of the fifteen are fiber to the premise projects. The projects will provide potential connectivity to nearly 1,400 locations. The projects are in the most rural areas of the state, from New Gloucester to Presque Isle, to about 20 communities around the state. A full list of the grant awards can be found on the Authority's website at <http://www.maine.gov/connectme/grants/infrastructure/round10.shtml>. "Among the many reasons that we believe that access to broadband service is a necessity are: the ability to work from home or telecommute; access to government services; better access to telehealth services and distance educational opportunities," said Dick Thompson, the Authority's Acting Chair.

The Authority received thirteen applications for Community Broadband Planning grants encompassing 67 communities. Four were funded for a total of \$212,077 out of a total request of \$727,828 serving 27 communities. Board members chose to fund applications with a focus toward monitoring this pilot grant process to ensure future planning grant rounds offer the best possible scenarios for Maine communities.

Models for community broadband planning grants are limited across the country. Awarding funds to the highest scored applications enables the Authority to carefully monitor, adjust, and grow the program in a sensible manner. Three of the top scoring community grant applications are regional solutions that offer different approaches toward inclusion of community entities, towns, and regions, while the fourth awardee is a small community.

Details of the Community Broadband Planning Grant program, applications and awards can be found on the Authority's website: <http://maine.gov/connectme/grants/community-planning/grant-process.shtml>.

Awardees:

Kennebec Valley Council of Governments (KVCOG) and Somerset Economic Development Corporation (SEDC) - Solon, Bingham, Anson, No. Anson, The Forks, West Forks, Caratunk, U.T.s, Madison, Norridgewock, Starks, Skowhegan, Canaan, St. Albans, Pittsfield, Moxie, New Portland, Fairfield, Cornville - Grant Amount: \$79,877

Our Katahdin - Millinocket, E. Millinocket, Medway - Grant Amount: \$47,200

Eastern Maine Development Corporation - Hancock, Penobscot, Piscataquis, Waldo Counties - Grant Amount: \$60,000

Eastport - Grant Amount: \$25,000

"We are gratified to see the level and quality of responses received from communities interested in producing plans that define local broadband needs, goals and encourage adoption of identified best practices by participating municipalities and organizations. These plans will inventory existing broadband infrastructure assets within the municipality, municipalities or regions and include a gap analysis defining the additional broadband infrastructure necessary to meet identified needs and goals," said Lisa Leahy, Associate Executive Director of the Authority. #####

P.O. Box 38
Millinocket, ME 04462
Tel. 207.723.2145
Fax 207.723.2180
Email: mmckeague@acadiantimber.com

KATAHDIN FOREST MANAGEMENT LLC

December 21, 2016

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

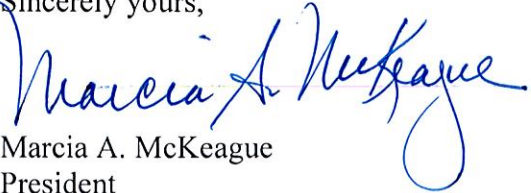
Dear Mr. Gardner,

Katahdin Forest Management LLC (KFM) is an owner and manager of 300,000 acres of timberland in the Katahdin Region of Maine. Our business has been significantly negatively impacted by the closure of pulp and paper mills in the state and especially in Millinocket and East Millinocket. We are working cooperatively with many others in the area to bring new business to the area, be it forest products-based or not. We believe a revitalized downtown is a key part of the overall package to attracting new businesses and residents here. The re-development of brownfield sites is a first step in starting to restore the downtown center of Millinocket, which is the largest town in the area, to its former vibrancy. Therefore, it is our pleasure to submit a letter of commitment to support Our Katahdin's request for \$200,000 for Environmental Protection Agency (EPA) Brownfield grant to clean-up 230 Penobscot Avenue.

The property at 230 Penobscot Avenue is one of the largest, most visible properties in our downtown. Its redevelopment and the addition of available co-working [and small square footage retail] space to downtown Millinocket will serve as a symbol that the community is taking the steps to rebuild and diversify this former mill town's economy.

Katahdin Forest Management LLC is committed to supporting future grant applications, community outreach efforts, attending public meetings on the brownfield site, and supporting visioning exercises in the region. **We intend to donate \$1,000/year for the next 3 years to Our Katahdin as one component of supporting these efforts in addition to personnel time.**

Sincerely yours,



Marcia A. McKeague
President

Cc: M. Osborne, Our Katahdin

TOWN OF MILLINOCKET

*197 Penobscot Avenue
Millinocket, Maine 04462
Office of Town Manager/Treasurer
(207) 723-7000*

December 15, 2015

Michael Aube, President and CEO
Eastern Maine Development Corporation
40 Harlow Street
Bangor, Maine 04401

Re: Leverage for EMDC Brownfields grant

Dear Mr. Aube:

The Town of Millinocket is in full support of EMDC's application to the United States Department of Environmental Protection for a second round of Hazardous Substances Assessment Grant funding. Our town is in the throes of change due to the loss of manufacturing jobs in recent years, and addressing our many brownfields sites will help us to move forward while keeping sustainability and livability at the forefront.

This letter certifies that \$1,000,000 in the form of a CDBG Economic Development Program Grant will be used to help local businesses that will create jobs for low or moderate income individuals on the GNP mill site. This funding could be made to support new business that would relocate to the engineering building.

In addition, municipal staff will consult with EMDC's Brownfields program staff and/or Steering Committee regarding site selection, access, and prioritization, for a minimum of \$8,000 in-kind time and effort.

Sincerely,



John Davis
Town Manager



Mr. Sean Dewitt
Our Katadhin
President
150 Highland Avenue
Millinocket, ME 04462

40 Harlow Street Bangor, ME 04401
207.942.6389 1.800.339.6389
fax 207.942.3548

Re: Millinocket Miller Store Site Cleanup Grant Support


Dear Mr. Dewitt,

In regards to the recent developments at the aforementioned site, Eastern Maine Development Corporation (EMDC) is pleased to lend support to assist in the development of this prominent property. We are available to provide business counseling and financing support to eligible businesses willing to locate to this property. We currently have a partnership with Bangor Savings Bank and the U.S. Small Business Administration (SBA), to provide these services to local businesses. As a result, EMDC is currently ranked 3rd in the state for awarding SBA loans. EMDC also serves as a Certified Development Company (CDC) for the SBA 504 lending program which offers small businesses financing and promotes growth and job creation. The 504 Loan Program provides approved small businesses with long-term, fixed-rate financing used to acquire fixed assets for expansion or modernization.

EMDC, through resources provided by U.S. Department of Agriculture, has \$500,000 in loan funding and \$105,000 in grant monies that were awarded as part of the Rural Micro-entrepreneur Assistance Program (RMAP). We will use this funding to assist rural microenterprises to expand operations or to create new business startups at this property. Please keep in mind, however, that we will also use this funding for other businesses located within our service district.

EMDC also manages a workforce federal grant totaling \$906,332 that funds activities related to workforce training, mentoring/counseling, and job placement. EMDC staff is committed to working with employers at this property to match job candidates with jobs.

Sincerely,



Michael Aube
President