



PORLAND HOUSING AUTHORITY

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Narrative Information Sheet
EPA FY2019 Brownfields Cleanup Grant Application
Front Street Redevelopment, 37 and 63 Front Street, Portland, Maine

- a. Applicant Identification: Portland Housing Authority
 14 Baxter Blvd.
 Portland, ME 04101-1822
- b. Funding Requested
 - i. Grant Type: Single Site Cleanup
 - ii. Federal Funds Requested
 - i. Amount Requested: \$500,000
 - ii. Cost Share Waiver: Not Requested
 - iii. Contamination: Hazardous Substances
- c. Location
 - i. City: Portland
 - ii. County: Cumberland County
 - iii. State: Maine
- d. Property Information: Front Street Redevelopment, 37 and 63 Front Street, Portland, Maine, 04103
- e. Contacts:
 - i. Project Director: Jay Waterman, Director of Development, Portland Housing Authority, 14 Baxter Blvd., Portland ME 04101; 207-221-8009; (207) 761-5886 (fax);
jwaterman@porthouse.org
 - ii. Chief Executive: Mark Adelson, Executive Director, PHA, 14 Baxter Blvd. Portland ME 04101; (207) 221-8052; (207) 761-5886 (fax); madelson@porthouse.org
- f. Population: The Portland Housing Authority, and the Front Street Apartments are located in the City of Portland, Cumberland County, Maine, which has a population of 66,194 (2010 census).

g. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3

h. Letter from State DEP Acknowledging PHA's Application: Attached



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR



MELANIE LOYZIM
ACTING COMMISSIONER

January 22, 2019

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

Dear Mr. Gardner:

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

Jay Waterman, Director of Development of the Portland Housing Authority has developed an application requesting site-specific federal Brownfields Cleanup funding for the Front Street properties (37 and 63 Front Street) in Portland.

If the Portland Housing Authority 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: Jay Waterman, Portland Housing Authority

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

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i Background and Description of Target Area

The Front Street Neighborhood is a two-block by six-block area in Portland, Maine, adjacent to Back Cove and Payson Park; this neighborhood represents our **TARGET AREA** (portions of Census Tract 0023). The Front Street Redevelopment (our Site) is located centrally in our Target Area. Long-time residents in this area have anecdotal information that the southeast end of this area (the current location of an elderly housing facility) was formerly used as a City dumping ground in early 20th century, and that areas between Front Street and Back Cove were marshland. In the early 1900's, portions of the Target Area were completely covered by Back Cove, which was the former discharge location for Portland's industrial waste and residential sewage in the 1800s. Sediments of Back Cove have historically been identified to contain lead, cadmium and mercury due to the area's industrial and shipbuilding history, tanneries, foundries, and oil storage facilities on the shores of Portland Harbor¹. In the early and mid-1900s, the Target Area was filled to facilitate development; and as was typical at that time, brickyards and quarries provided fill material, and urban fill/refuse was used for filling large areas of land. The southern portion of Back Cove was historically filled with the remnants from a historic 1866 fire that ravaged the Portland Peninsula.

The Target Area is located in a highly developed, urban area in the City of Portland. The outer Washington Street corridor experiences extremely high traffic volumes, and is characterized by urban development, and underutilized brownfield properties, including gas stations, dry cleaners, automotive facilities, and former industrial properties. There are also dozens of multi-unit residential buildings within a quarter mile of the Site that are in substantial need of repair; like most of Portland's housing, over 60% of these residential structures were constructed pre-1970 and nearly 90% is heated with oil. Based on their age and condition, these run-down apartments were likely constructed utilizing hazardous but readily-available building materials, such as asbestos-containing building materials and lead-based paint.

This blighted area, and the contaminated soils that are associated with it, abut many low-income multi-family residential units (including our Site), the Presumpscot Elementary School, Payson Park/Community Garden, Back Cove, an elderly assisted living facility, and the popular Back Cove multi-use trail; as such, contamination in area soils has the potential to adversely impact area residents, children, the elderly, and individuals using the area for recreational purposes.

1.a.ii Description of the Brownfield Site(s)

The Front Street Redevelopment, owned by the Portland Housing Authority (PHA), is located centrally in our Target Area. This housing complex consists of two parcels of land (the East Parcel at 37 Front Street, and the West Parcel at 63 Front Street) and is the current location of 18 Public Housing buildings (50 occupied housing units) and one community building. Each of the Site buildings are two-story, wood-framed structures with footprints ranging from 1,150 to 2,300 square feet. The Site is located within a residential neighborhood and is surrounded by single family and multi-unit residential properties, the Seaside Rehabilitation Nursing Home, the Payson Park recreation area and community gardens, and the Presumpscot Elementary School (less than ¼ mile away). The Site is located approximately 700 feet from Back Bay; and as stated above, was formerly covered by the waters (and contaminated sediment) associated with this water body.

The Front Street Redevelopment housing complex was constructed in 1971 as part of Portland's Urban Renewal effort; at that time, over 200 blighted residential structures in Portland's Bayside neighborhood were taken by eminent domain and demolished to facilitate the construction of parking garages, office buildings and public housing to theoretically improve the Bayside neighborhood and make the City of Portland more economically viable. Many of the families that were displaced during Urban Renewal were moved to "temporary housing" in the Front Street Housing Complex. 48 years later, this "temporary housing" is still being used to house displaced

¹ "The Dirty History of Portland Harbor," Casco Bay Estuary Partnership, 1994

and vulnerable low-income families. These buildings are deteriorating at a rapid pace, due to the fact that this “temporary housing” was built using poor-quality construction materials, including asbestos-containing building materials and lead-based paint, and was constructed on non-structural soils that are comprised of urban fill and sediments associated with Back Cove. The Front Street Housing Complex was identified in PHA’s 2015 Strategic Vision Plan as the top priority for redevelopment. The continued upkeep of these buildings has been a burden to the PHA maintenance staff and has required considerable time and money. A 2012 Physical Needs Assessment completed by PHA concluded that the Site buildings are at the end of their useful life, and it is clear that demolition and redevelopment must occur.

The Target Area is one of the primary settlement areas for Portland’s incoming immigrant population, and the Front Street Housing Complex is comprised of a 58% minority population (versus Portland’s 14.7% or Maine’s 5.0% minority population²). Additionally, 100% of the housing units on-Site are Public Housing receiving Federal housing assistance; Portland Housing Authority’s demographic data show that 71% of the households are designated Extremely-Low Income (ELI, at or below 30% of Area Median Income), and 29% are designated Very-Low Income (VLI, at or below 50% of Area Median Income).

Asbestos containing building materials have been identified in the existing buildings, in flooring, wall paneling, and tile; and lead-based paint and universal waste are also presumed to be present throughout the on-Site buildings. Historic environmental investigations have identified that up to 14 feet of urban fill material is present in on-Site soils. This urban fill was found to contain PAH compounds, arsenic, and lead at concentrations exceeding regulatory cleanup guidelines, which represent an exposure risk to anyone using the site, including residents of the apartment complex. The fact that contaminated soils and hazardous building materials are prevalent and widespread throughout these low-income housing units reinforces the disproportionate environmental justice concerns experienced by these families. The lack of affordable housing in Portland forces families to live in conditions which pose a threat to their health and the health of their children.

1.b Revitalization of the Target Area

1.b.i Redevelopment Strategy and Alignment with Revitalization Plans

PHA plans to replace the existing 50 affordable apartment units with a new multi-family apartment project containing a total of 99 new apartments in six separate buildings. The project will provide a mix of affordable and market-rate apartments, and integrating the residents into the existing neighborhood. Of the new units, 65% will be for households at or below 50% of the Area Median Income (AMI) (50 units will have Project Based Rental Assistance); 15% of the units will be for households earning up to 60% AMI; 20% of the units will be at market rate PHA has discounted the market rate rents by 5%-10% trying to reach “workforce housing” households that the City is targeting in their recent housing needs study; 10% of the units will have a set-aside for homeless households; and another 10% of the units will have a preference for homeless or disabled households.

Front Street Redevelopment is directly in-line with the City of Portland’s 2017 Comprehensive Plan, which identified a need for affordable housing, and discusses the work currently being performed in partnership with PHA. The Front Street project is also directly in-line with Portland’s 2002 seminal housing plan (“Housing: Sustaining Portland’s Future”) which established policy goals to ensure an adequate supply of housing to meet the needs, preferences, and financial capabilities of all Portland households (especially low-income and vulnerable populations). The City of Portland is in the midst of an extreme housing shortage, particularly for lower income and minority populations. Over the past two years, there have been numerous newspaper articles, media reports, emergency meetings and public forums regarding the lack of affordable housing in the City, and the struggles facing renters, especially those which are among sensitive or minority populations. The PHA currently has a waiting list for public housing of nearly 1,800 families. The redevelopment of this Site will double the number of residential units at the Front Street Housing

² Data are from the 2011-2015 American Community Survey 5-year estimates at census.gov

Complex and would provide safe and affordable living opportunities to many sensitive populations present in the Target Area, including minorities, children, and the elderly.

In 2017, the City updated Division 30 of the Zoning Code, providing affordable housing projects in certain zones density and height bonuses. The Front Street Redevelopment project was mentioned at numerous planning board workshops and City Council meetings as a project that would directly benefit from the Division 30 incentives. The City is expecting this project to move forward with these higher densities to help alleviate the affordable housing shortage.

1.b.ii Outcomes and Benefits of Redevelopment Strategy

By remediating the Site and constructing the new housing, this project will have immediate direct and positive impacts to public welfare, health, and the environment; and will stimulate the economy, reduce blight, improve community morale and neighborhood investment, and improve the quality of life in the targeted community. We anticipate that property values within the immediate neighborhood will rise due to the enhanced use of the Site, and the elimination of the environmental stigma and safety concerns. As a result of the redevelopment of the property, more people will be able to reside in the Front Street Housing Complex. This Redevelopment has the potential to result in new homes being constructed (or existing homes being renovated and improved), commercial support businesses being created or relocated to the area, and restaurants and retail stores being constructed to cater to the increased number of residents.

The proposed redevelopment will also increase the City's tax base significantly. Currently, the Front Street Housing Complex pays a nominal amount (under \$10,000 per year); however, once redevelopment occurs and the new apartments are transferred to new ownership, the City is estimated to receive \$153,000 per year in taxes.

Many jobs will be created as a result of this project. The remediation period, which is anticipated to last for 4 months, will have approximately 25 skilled laborers and construction professionals on-Site. The proposed affordable housing development work will use the skills of up to 175 construction-related professionals in full-time positions. Most contractors in the area have integrated apprenticeship and job training programs which will increase the number of tradespersons in the southern Maine, a great need currently as construction costs increase and it becomes harder to building housing affordably.

Perhaps most important is that 49 additional housing units will be created in an area of the City which is characterized by low incomes, high percentages of minority populations, and sensitive populations such as children and the elderly. While this won't solve Portland's housing crisis, it will be a significant improvement to the 49 additional families who will now get to call this neighborhood home. The Front Street development will reflect the unique built environment and social character of the neighborhood; enhance community participation and increase the accountability of various groups and actively promoting a sustainable and diverse neighborhood focused on job opportunities and the creation of wealth. The mixed-income housing units will have up to 20 units with un-restricted incomes. There will be no distinctions between affordable units and "market-rate" units, which will be randomly scattered throughout the affordable units.

The project design has emphasized the importance of energy efficiency, green remediation, and water management and will strive for Passive House certification. Front Street will strive to add a minimum of 50 KW solar Photovoltaic array on the Community Center roof to offset all common area electric usage. PHA intends to educate its residents, area neighbors and local decision makers on Smart Growth principles and policies, in order to foster strong, vibrant, healthier communities with a range of accessible housing, commercial, and transportation options. This EPA Cleanup grant will ultimately allow the residents of the Front Street Sites and the Target Area to feel they live in a safe, healthy, resilient, beautiful area that they can be proud of, and therefore feel proud to put down "roots" in the neighborhood.

1.c Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse

The first phase of Site redevelopment will include on-Site abatement tasks as outlined in our ABCA and in Section 3.a (estimated at approximately \$908,000) in addition to building demolition (estimated at \$350,000 for the 19 buildings). PHA has obtained a portion of the funding that will be required to complete this first phase of the Site redevelopment; to date, \$125,000 from the TD Charitable Foundation Housing for Everyone Program Grant; and \$250,000 from the Housing and Urban Development Community Development Block Grant. A commitment letter has been attached to this proposal. The Brownfield Cleanup Grant would provide the funding needed to address the environmental concerns and make this project a success. The \$32 million second phase of the project involves constructing new residential apartment buildings, a community center, as well as associated Site infrastructure. The second phase has already secured Federal Home Loan Bank of Boston Affordable Housing Program funds of \$500,000 in a direct grant and \$3,400,000 in a subsidized loan; \$925,000 of City of Portland Housing Trust funds; \$510,174 of Federal HOME funds administered through the City of Portland; Over \$9,000,000 is expected from 4% Low Income Housing Tax Credits; Over \$14,000,000 is expectd from tax-exempt bond amortizing debt. Without this capital infusion of the Brownfield cleanup funds to offset the overall remediation costs, the proposed package of funding for the second phase of the project will not be adequate and these residents will continue to potentially be exposed to environmental hazards and the housing will continue to deteriorate physically to the point of being uninhabitable.

PHA has discussed the importance of this project with GPCOG, Portland, and Maine DECD and they've indicated their Brownfield RLFs will be available for cost overruns or unexpected conditions.

1.c.ii Use of Existing Infrastructure

Although the on-Site buildings will be demolished, the proposed Site redevelopment capitalizes on infill and reuse principles. City of Portland streets, utilities, and infrastructure (sewer and storm water collection systems, sidewalks, lighting, etc.) are in-place and will be tied into the new development. Because the proposed use of the Site (residential apartment buildings) will remain the same, amenities like public transportation are in-place and will continue to be utilized by Site residents.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i The Community's Need for Funding

PHA provides long-term affordable rental housing and rental assistance to more than 3,000 low-income families, seniors and disabled individuals through its Public Housing and Housing Choice Voucher (HCV) Programs. Through this and PHA operated housing, PHA houses over 6,500 residents, close to 10% of the City of Portland's population. All residents of the Site (Front Street Housing Complex) are either designated Extremely-Low Income (ELI) or Very-Low Income (VLI). The completion of this cleanup and redevelopment project will add a net of 49 new housing units at the Site, which will allow 49 additional low-income families to have affordable, safe housing.

The existing housing units at the Site are distressed, contaminated, and will not continue to remain livable or affordable indefinitely without new capital or ownership. When PHA began the assessments to support this redevelopment, we had not planned for the additional challenges associated with the contaminated surficial soils and the presence of asbestos and hazardous building materials. This unexpected information caused the project to be over-budget and has become the main barrier to Site redevelopment. This Brownfield grant is crucial to the redevelopment of this Site, as the environmental cleanup would be the impetus for site reinvestment and development.

98% of PHA's public housing is over 45 years old and 20% is over 75 years old. The 2015 Strategic Vision Plan mapped out a 15-20 year strategy for the re-capitalization and redevelopment of almost 1,000 units of housing. The deferred capital needs for these properties is \$20-\$25 million. Front Street must leverage as many other resources as possible in order to stretch PHA capital resources to redevelop approximately 950 other units.

2.a.ii Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The environmental issues at the Site, including PAH-contaminated soils and the presence of lead-based paint and asbestos, have disproportionately impacted the health of low-income families, children, and minorities who are limited in their choices for housing options in the Greater Portland Area. The PHA housing units on-Site accommodate 100% low-income families; 58% of which are also minority. 59% of the residents at Front Street (114 persons) are under 20 years old. 23% of all residents (44 persons) are under 10 years old.

The lead-based paint that is present in the PHA housing units not only poses a direct exposure risk to the individuals living on-Site, especially children, it also poses a threat to the environment, as lead concentrations in soil found in a building's "drip zone" can often be 10 to 20x higher than surrounding soils. Unfortunately, in residential urban areas with limited greenspace, such as the Site, a building's "drip zone" becomes prime locations for container gardens, children play areas, and recreational space. Through an EPA Community Cares grant, the City of Portland identified lead-contaminated soil in the City as a top concern. In 2015, a study was conducted that collected 1087 surface soil samples from 104 residential properties in the Bayside, Parkside and West End neighborhoods of Portland; lead concentrations in soil ranged from 10 mg/kg to 25,100 mg/kg³ (the MEDEP remedial limit for residential properties is 140 mg/kg). These alarming levels pose a threat to young children, who can ingest soil while playing. Lead interferes with the development of the body's organs, especially in young children; according to the Maine centers for Disease Control, more than 80% of lead-poisoned children lived in rental housing such as the on-Site buildings.

The urban-fill soils which are present at the Site contain polycyclic aromatic hydrocarbons (PAH) compounds, arsenic, lead, and other compounds at concentrations which are known to impact the health of residents and Site users who are in contact with those soils. Studies show that individuals exposed to PAHs for long periods can develop cancer; additional laboratory studies on mice have shown that exposure to benzo[a]pyrene during pregnancy can cause birth defects and decreased birth weights. A 2009 Columbia University study determined that high exposure to PAHs by pregnant women causes lower IQ and childhood asthma.

PHA and the City of Portland has an awareness that public health must be a paramount concern for its residents to thrive and be productive members of the community. This is especially true for those individuals affected by environmental injustices; such as low-income residents who, due to the currently housing crisis, have no option but to live in apartments that contain lead, asbestos and other hazardous materials which pose a threat to their health and the health of their children. Low-income residents, in particular, pay a disproportionate share of their income toward healthcare. Adding environmental contaminants to their other healthcare concerns is overly burdensome to one of the City's most vulnerable populations. With 114 children and youth below the age of 20 and the average woman's age at Front Street at 26 years old, there is a large population of younger, minority residents who are vulnerable and potentially exposed to harmful contaminants.

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

Asbestos is prevalent inside ALL of the residential units in the Front Street Housing Complex; although this material is largely non-friable, asbestos is known to contribute to respiratory ailments, such as asthma, lung cancer and asbestosis. Maine is situated in the nation's "tail-pipe," where the Jet Stream deposits smog, smoke, and ozone; this is partly why Maine has the highest asthma rate in New England. According to the Maine CDC, the percentage of Maine adults with asthma (11.7%) is significantly higher than the percentage among U.S. adults (8 %). At 16.5%, the asthma rate for minorities is even higher.

Maine ranks higher than the national average in overall cancer rates, chronic respiratory diseases and unintentional injuries. Industrial sites, like those Brownfield sites in the Target Area, typically have soil contamination characterized by PAH compounds and heavy metals; studies show that individuals exposed to these contaminants over long periods can develop cancer and other health

³ Langley-Turnbaugh, S. J., and L. G. Belanger. 2007. Lead Distribution in Urban Residential Soils of Portland, Maine. Soil Horiz. 48:18-22. doi:10.2136/sh2007.1.0018

impacts. Cleanup and removal of contaminants like the ones identified on-Site will reduce the hazards and mitigate health impacts to the identified sensitive populations in the Target Area.

(3) Economically Impoverished/Disproportionately Impacted Populations

Brownfields throughout our Target Area have dramatically affected the financial conditions around us, and the Brownfields sites within our target areas have caused a cycle of disinvestment and poverty. The Front Street Housing Complex is comprised of a 58% minority population. Additionally, 100% of the housing units on-Site receive State and Federal housing assistance; approximately 71% of the households are designated Extremely-Low Income (ELI, at or below 30% of Area Median Income), and 29% are designated Very-Low Income (VLI, at or below 50% of Area Median Income). The Front Street neighborhood has long been stigmatized as a transect of poverty that, because of its public housing and low-income neighborhood status, has been geographically isolated from the greater community. It is a direct result of the City of Portland's Urban Renewal policy of the late 1960s and early 1970s that forced residents to move from the Bayside neighborhood to the Target area, onto an informal City dump, to housing that was built by the City using sub-standard construction, and not caring about the structural defects that have plagued the buildings for 48 years. The Front Street residents deserve better housing.

The City has experienced a downward employment trend, and in the mid 2000's saw a loss of nearly 30% of its manufacturing jobs. This, combined with Portland's surge in popularity among a younger generation has created a so-called hollowing out of the population in Maine's most urban community, meaning the middle class is shrinking while the number of rich and poor residents grows. This is compounded by Portland's shift from blue-collar manufacturing, industrial, and marine-based jobs to tourist-centered, seasonal, service-industry jobs. These issues have created a housing crisis, which has disproportionately impacted low-income families and minority populations, and created a significant environmental justice issue in areas such as the Front Street Target Area. Maine's rental market is among the least affordable in the nation, and the National Low-Income Housing Coalition's annual report showed the average Maine renter's wage was \$11.44 per hour, while the hourly wage needed to rent a two-bedroom apartment is was \$18.73 per hour – the ninth-highest in the nation.⁴ The city's primary soup kitchen has seen a 50% increase in demand in three years as lower-income residents struggle with rent payments and, in some cases, get priced out of their apartments and forced into homeless shelters.

A January 2015 Portland Press Herald report highlights how PHA was only able to help 8% of low-income housing applicants find housing assistance in 2014. In addition, a 2015 GPCOG Workforce Housing Demand study concluded that only 29% of the housing units constructed in Portland between 2010 and 2014 were considered "affordable" when compared to the median income. Brownfields funds will help us redevelop the Site and add much needed housing which will reduce this affordable housing gap and provide these residents with housing that they greatly deserve.

2.b Community Engagement

2.b.i Community Involvement

This project could not happen without partnerships, collaborations, and neighborhood support. PHA has reached out to the City Manager Jon Jennings, District 4 Councilor Justin Costa, and other councilors. The City of Portland has assisted PHA in public outreach efforts by providing mailing labels for Site residents and abutters, by developing and sending updates to a Front Street Redevelopment Email Interest List, and by posting plans and meeting minutes on the PHA website. Throughout the cleanup process, PHA will also team with the following organizations to ensure a successful project that incorporates community input and smart growth principals.

Partner Name	Contact (Name, Email & Phone)	Specific role in the project
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⁴ <https://www.pressherald.com/2018/06/13/maines-rental-market-among-least-affordable-in-the-nation/>

Portland Public Health – Minority Health Program	Kolawole Bankole, MD 207-874-8633, phweb@portlandmaine.gov	Clean-up Task Force member; and will facilitate outreach efforts.
UMaine Coop. Extension - STEM	Mitchell Mason, 207-781-6099 Mitchell.mason@maine.edu	Science, Technology, Engineering, Math (STEM) soil testing and education with Front Street students
UMaine Coop. Extension - Nutrition	Pamela Hargest, 207-781-6099 Pamela.hargest@maine.edu	Resident health education; nutrition and gardening education; safe soil use in gardening.
United Way – Health / Thrive 2027	Emily Rines, 207-874-1000 erines@unitedwaygp.org	Advocacy; tenant outreach for health outcomes
Greater Portland Council of Governments	Stephanie Carver, 207-774-9891 scarver@gpcog.org	Clean-up Task Force; local brownfields grant administrator; public communications; public meetings; grant management support, as needed.

2.b.ii Incorporating Community Input

PHA has held extensive community outreach efforts to date, and we intend to continue these efforts as part of subsequent phases of work. We've held five public meetings; two at the local Presumpscot Elementary School, and three at the existing Front Street Housing Complex Community Building. To prepare for these meetings, we sent invitation flyers to area neighbors and the residents of the Site; and PHA provided snacks, interpreters and child care to encourage attendance. Numerous other smaller meetings and one-on-one conversations with area neighbors and current residents have helped inform the project design and prepare residents for the upcoming project.

Going forward and as described in Task 2 of our project, PHA will implement an aggressive, multipronged plan for involving the targeted community and other stakeholders in the planning and implementation of this project, as well as soliciting input, and responding to questions and concerns in a meaningful way. We anticipate a minimum of three public meetings during the cleanup process, and will create informational flyers, handouts, and project summary documentation. The use of door-to-door visits, community meeting in the on-Site community center, and flyers represent a special focus by the PHA to involve its most prominent sensitive populations: non-English speaking, minorities, low-income, and disabled. The PHA will seek out and address concerns regarding resident health and safety, and community disruption potentially posed by the cleanup activities, and to communicate the progress of the project.

While 96% of Portland's population speaks English, our residents represent a more diverse group. At our public meeting for this grant, we had three translators communicating in Somali, Ocholi, and Arabic. We had also secured translators for Korean, Khmer and Chinese. The PHA will continue translating documents, providing translators, providing document reading services, and providing access to assistive technologies such as teletypewriter relay (TTY) services as needed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a Proposed Cleanup Plan

To address the environmental issues onsite, and in accordance with our preliminary ABCA, a cleanup plan has been developed which includes: removal and abatement of asbestos and hazardous building materials present in all of the residential apartment units onsite; the construction of engineered cover systems across the entire Site to prevent human contact with the impacted surficial soils; and targeted soil excavation in the area of proposed foundation footings and subsurface utilities to abate contaminated subsurface soils and prevent worker exposure to contaminants during redevelopment. This Plan ensures that future construction, remediation, or landscaping at the property will not disturb the engineered cover systems or underlying residual contaminated soil. These would likely include Deed Restrictions, a Soil/Groundwater Management Plan, and a Cover System Maintenance Plan. Building slabs, paved parking areas, concrete or stone walkways and patios, and even landscaped beds can be constructed as engineered cover systems, provided that they are constructed with marker layers and adequate cover material. The cleanup plan will also include standard erosion and sedimentation controls (silt fences, hay bales, temporary mulching, and/or

erosion-control fabric in scour-prone fill areas, etc.) during construction to prevent potential surface runoff of contaminants to down gradient properties; as well as dust control measures to ensure that contaminated soil (via airborne dust) is not transported offsite at any time during construction.

Upon completion of the remedial activities, the PHA anticipates that Site redevelopment construction would happen immediately. An architect and engineering firm has begun to prepare preliminary development plans and will be submitting the redevelopment to the planning board for preliminary approvals shortly after this Brownfield application has been submitted.

This project will ensure that residents are not displaced during Site redevelopment. We have hired MAPPLAN Partners, a national expert on relocation of public housing residents, and have issued a General Information Notice, a Right of Return Policy and a Relocation Plan to all current Front Street residents. PHA is applying to the Department of Housing and Urban Development for a temporary relocation assistance grant, and PHA is pledging 100% Right of Return to existing residents. Residents will be relocated with Tenant Protection Vouchers in private housing or will be moved to one of the other units of public housing owned by PHA in Portland.

3.b Description of Tasks and Activities

Task 1 - Cooperative Agreement (CA) Oversight: As part of this task, PHA will perform program development, organization, and support. Based on a competitive bid process in accordance with 40 CFR 30, PHA will develop a Request for Proposals, hold interviews, and select a QEP. PHA will develop a Brownfield Cleanup Task Force that will include members of PHA staff, the selected QEP, MEDEP, EPA, and local citizen stakeholders. We anticipate this work will be completed within 3 months of funding award. PHA and the QEP will facilitate and attend up to three meetings with the Cleanup Task Force; these meetings will be held at regular intervals throughout the project.

Task 2 - Community Outreach and Engagement: PHA and the QEP will notify the residents, adjacent land owners, and community organizations of cleanup schedules; hold two public meetings to solicit input, educate, and update the community regarding cleanup and proposed redevelopment activities; and prepare public outreach materials. Additionally, PHA will provide extensive outreach and communication with on-Site residents prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. Community outreach will be performed for the duration of the grant period; we anticipate the first public meeting will be held after the QEP has completed draft versions of the cleanup plans and specifications.

Task 3 - Site Specific Activities: The QEP will prepare final cleanup/abatement plans and specifications for review and approval by the MEDEP and PHA, will conduct a site visit with proposed contractors prior to the submittal of competitive bids, will prepare a Site Specific Quality Assurance Project Plan (SSQAPP) for confirmatory sampling prior to the proposed cleanup activities, and will review contractor bids and select a cleanup contractor. This task also includes the cleanup contractor costs, which will include the abatement of hazardous materials in the onsite building, excavation and offsite disposal of select impacted soils, and construction of a cover system over impacted soils. We hope to start abatement and cleanup activities in the summer/fall of 2020 and see no impediment to completing this work within the three-year grant period. *It should be noted that the \$100,000 cost share for this grant will be provided in cash from PHA as part of Site-Specific cleanup activities (see letter of funding from PHA attached to this proposal).*

Task 4 - Oversee Site Cleanup: This task includes PHA and QEP time for monitoring and oversight during the proposed cleanup/abatement activities, as well as attendance at up to three Cleanup Task Force meetings. The QEP will oversee the cleanup/abatement activities and perform the necessary project monitoring and reporting during and after remediation to ensure compliance with the plans, specifications, and requirements for regulatory closure. The QEP will also collect confirmatory samples. We see no impediment to completing this work within the three-year grant period.

3.c Cost Estimates and Outputs

Budget Categories	Task 1: CA Oversight	Task 2: Community Outreach	Task 3: Site-Specific	Task 4: Oversee Cleanup	Total	
Direct Costs	Personnel	\$4,000	\$7,500	\$3,000	\$4,000	\$18,500
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$500	\$0	\$0	\$500
	Contractual	\$3,500	\$7,000	\$430,500	\$40,000	\$481,000
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$7,500	\$15,000	\$433,500	\$44,000		\$500,000
Total Federal Funding	\$7,500	\$15,000	\$433,500	\$44,000		\$500,000
Cost Share	\$0	\$0	\$100,000	\$0		\$100,000
Total Budget	\$7,500	\$15,000	\$533,500	\$44,000		\$600,000

Task 1 - CA Oversight: This task includes PHA's time (80 hours at \$50/hour = \$4,000) for program development, organization, and support. Outputs for this task include up to three meetings with the Cleanup Task Force, bidding documents for QEP selection, and interviewing/contracting with the selected QEP. QEP time associated with this task is estimated at \$3,500, and QEP outputs include attendance at Cleanup Task Force meetings. Total cost for this task is anticipated to be \$7,500.

Task 2 - Community Outreach and Engagement: Costs under this task include PHA staff (150 hours at \$50/hour = \$7,500) and QEP personnel time (estimated at \$5,500) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community. This also includes the cost to have translators attend these meetings (estimated at \$500 per meeting). Outputs include up to three public meetings and preparation of up to three public outreach deliverables (\$500 in supplies, advertising costs, production of flyers, etc.) to communicate site status and outcomes. Total cost for this task is anticipated to be \$15,000.

Task 3 - Site Specific Activities: PHA's outputs for this task include review of QEP documents and work plans (60 hours at \$50/hour = \$3,000). QEP outputs include a cleanup/abatement plan, submittals of remediation documents to the MEDEP, preparation of design plans and specifications, contractor bidding documents, selection of a cleanup contractor, and project meetings with the Task Force, EPA, MEDEP, and cleanup/abatement contractors as needed (estimated at \$30,000). The total Brownfield contractor costs for performing the cleanup activities that is estimated to be funded through this Brownfield Grant is \$403,500; contractor outputs include the abatement of hazardous materials in the onsite building, excavation and offsite disposal of select impacted soils, and construction of a cover system over impacted soils. Total cost for this task is anticipated to be \$433,500; the anticipated \$100,000 cost share for this grant will be provided in cash from PHA as part of this task (total task budget of \$533,500).

Task 4: Oversee Site Cleanup: This task includes PHA time for oversight during the proposed cleanup/abatement activities (80 hours at \$50/hour = \$4,000). The QEP will oversee the cleanup/abatement activities, perform the necessary project monitoring and reporting, collect confirmatory samples, prepare a remediation closure report, and attend up to three project meetings with the Cleanup Task Force (estimated at \$40,000). Total cost for this task is anticipated to be \$44,000.

3.d Measuring Environmental Results

PHA will track and evaluate progress through high quality and detailed quarterly reports which outline the project's progress in achieving outputs and anticipated results; and through frequent updating of the ACRES database to provide information on tasks completed, money spent, and project progress. PHA will be in regular communication with the QEP through Cleanup Task Force

Meetings, construction meetings, and weekly telephone calls to ensure that the project is on schedule and budget, and that there are no impediments in achieving the project outputs identified.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability

4.a.i Organizational Structure

PHA's Director of Real Estate Development, Jay Waterman, will oversee and manage the Brownfields program with assistance from Executive Director, Mark Adelson. Over the past four years PHA has administered over \$8 million in state and federal grants for housing development projects. Mr. Waterman currently manages all development grants for PHA including Federal HOME Investment Partnerships Program funds, CDBG funds, low income housing tax credit equity, and private foundation grants. PHA has built solid relationships with state and federal grant agencies for over forty years. As part of project management, Mr. Waterman will lead a Cleanup Task Force to implement the Brownfields program. He will be in frequent contact with the public and Site occupants and will be instrumental in the public outreach and education portions of the process. Mr. Adelson serves as the chief executive at PHA and is a critical liaison with the City Council and the citizens of Portland and will be instrumental in the public outreach part of the process. On a daily basis, Mr. Waterman and Mr. Adelson are engaged in the community and will be in contact with area City councilors, property owners, and our design and construction team for this brownfield cleanup and affordable housing project. In coordination with the Cleanup Task Force, PHA and the QEP will liaison with the MEDEP to design, coordinate, and oversee the cleanup program.

4.a.ii Acquiring Additional Resources

Heather Kaufman, PHA's Procurement Coordinator, routinely creates requests for proposals and qualifications, and conducts competitive procurements to obtain resources for proposed projects. Examples include PHA's competitive procurement of building systems maintenance contracts for PHA's 1,000 units of housing as well as a grounds maintenance contract for the same number of units. All projects are publicly bid and advertised via the newspaper, PHA's website, and use HUD procurement guidelines. Proposals are reviewed by a Selection Committee for final selection. When necessary, the Cleanup Task Force will also seek the advice and support of the EPA and MEDEP Brownfields Coordinators for direction on programmatic requirements.

4.b Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant, has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

PHA has managed grant projects and federal funds for similar-sized projects for decades. Over the last three years, PHA has applied for and administered over \$8,000,000 in state and federal funds for affordable housing development projects, including, but not limited to: 2014 competitive allocation of \$561,375 in Low Income Housing Tax Credits resulting in equity to the Bayside Anchor project of close to \$5,000,000; 2015 competitive award of \$711,529 in Federal HOME funds for the Bayside Anchor project; 2015 competitive award of \$500,000 of Federal HOME funds from the City of Portland for the Bayside Anchor project; and 2017 award of TD Charitable Foundation Housing for Everyone Program grant in the amount of \$125,000 for the Front Street project. All projects have been publicly bid and advertised via the newspaper, PHA's website, and construction publications. Proposals were reviewed by a Selection Committee, and qualified environmental or construction professionals have been hired/contracted as necessary. It should also be noted that PHA manages over 1,000 units of public housing with annual revenue of over \$29,470,000, of which \$22,500,000 is Federal Section 9 grant funding.

2. Compliance with Grant Requirements

PHA has managed grant projects and federal funds for similar projects, and has met and complied with all reporting requirements, submitted technical reports, and successfully accomplished the goals of these agreements in a timely manner and in accordance with applicable terms and conditions.

ATTACHMENT A

Documentation of Secured Commitments of Leveraged Resources

**Portland Housing Authority
Front Street Redevelopment, Portland, Maine
EPA FY2019 Brownfields Cleanup Grant Proposal**



BOARD OF DIRECTORS

Mark B. Adelson, President
Shirley Peterson, Vice-President
Siyad Ahmed, Director
Mariar Balow, Director
Evan Carroll, Director
Christian MilNeil, Director
Faith McLean, Director
Thomas Valleau, Director

14 Baxter Boulevard
Portland, ME 04101

Office: 207-773-4753
Fax: 207-761-5886

September 22, 2017

Barbara Bayhydt
City of Portland - Planning Division
389 Congress Street
Portland, Maine 04101

**Subject: Front Street Re-Development
Financial Capacity to Develop Affordable Housing**

Dear Barbara,

The purpose of this letter is to certify that Front Street Housing Redevelopment, LP, the Applicant in the Site Plan application for Front Street Re-Development and an affiliate of Portland Housing Development Corporation (PHDC) and Portland Housing Authority, has the financial capacity to re-develop the Front Street Phase 1 and 2 affordable housing development.

Pre-Development:

Portland Housing self-finances pre-development expenses with unrestricted funds, and is then reimbursed at the construction loan closing.

Construction Financing:

Portland Housing Authority has applied to the Housing for Everyone Program at the TD Charitable Foundation to assist in paying for the costs of demolition and temporary relocation of residents at Front Street Phase 1.

Portland Housing Development Corporation has a Term Sheet (see attached) for construction financing in the amount of \$7,500,000 from Bath Savings Bank. Bath Savings acted as our sponsor bank for our Federal Home Loan Bank of Boston AHP application.

Permanent Financing

PHDC has applied for \$750,000 of direct subsidy from the Federal Home Loan Bank of Boston's AHP program with additional subsidy buying down the rate for a permanent loan from in the amount of \$3,400,000 from Bath Savings Bank. See Bath Savings' term sheet attached.

Regarding our capacity to win Low Income Housing Tax Credits, Portland Housing Development Corporation scored the second highest score of all LIHTC applications to MaineHousing in the 2014 application round for our Bayside Anchor project. We missed the credits in 2016 for 58 Boyd Street by 1 point. We understand the competitive nature of the LIHTC funding rounds and have maximized our points for Front Street under the latest Qualified Allocation Plan (QAP). Planning board approval will provide us with 4 critically needed points in the competition. See the attached Letter of Interest from Northern New England Housing Investment Fund.

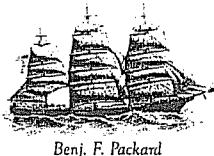
Portland Housing Authority has committed a portion of its reserves to the Front Street project as well.

As the Director of Development, I have been developing affordable housing for over 15 years and was the Director of Development at Avesta Housing when that agency developed Logan Place, Fore River Apartments and the first phase of Pearl Place, among other Portland area projects. I have successfully secured funding from various financing sources for affordable housing including Low Income Housing Tax Credits, Federal HOME funds, Federal Home Loan Bank Affordable Housing Program grants and subsidized advances, HUD 202 grants, RD 515 funds and local and national foundation grants.

Respectfully Submitted,



Jay Waterman
Director of Development



September 1, 2017

Bath Savings Institution *Since 1852*

Jay Waterman, Development Director
Portland Housing Development Corporation
14 Baxter Blvd.
Portland, ME 04101

For discussion purposes only

Dear Jay,

In response to your request for financing, I offer the following general terms and conditions under which Bath Savings Institution would consider financing. The actual terms and conditions of financing are subject to satisfactory completion of due diligence, satisfactory review of documentation, and such other items and conditions as determined by Bath Savings Institution.

LOAN 1:

BORROWER: Front Street Housing Re-Development, LP

PURPOSE: The loan proceeds will be used to fund the construction of 60 residential units, known as Front Street Redevelopment - Phase I (the "Project")

AMOUNT: A non-revolving commercial construction line of credit up to \$7,500,000 not to exceed eighty percent (80%) of the value as determined by a bank ordered appraisal

TERM: The term of the construction loan will be up to 18 months

INTEREST RATE: At the discretion of the borrower the interest rate will be either
i) variable at WSJ Prime plus 0%, currently 4.25%, or
ii) fixed at the time of commitment equal to WSJ Prime plus 0%

ORIGINATION FEE: \$6,500

LOAN 2:

BORROWER: Front Street Housing Re-Development, LP

PURPOSE: The loan proceeds will be used to refinance debt incurred in the construction of 60 residential units, known as Front Street Redevelopment -Phase I (the "Project")

AMOUNT: Commercial mortgage up to \$3,400,000

TERM: The term of the loan shall be 20 years, with an amortization of 30 years

INTEREST RATE: The interest rate will be fixed at time of commitment and will 2.25% over the Federal Home Loan Bank subsidized advance rate.

ORIGINATION FEE: \$2,500

LOAN 3:

BORROWER: Front Street Housing Re-Development, LP

PURPOSE: A non-revocable stand-by letter of credit in favor of the City of Portland, as required for the construction of 60 residential units, known as Front Street Redevelopment -Phase I (the "Project")

AMOUNT: Up to \$500,000. This amount will be reserved against the available balance of Loan 1.

TERM: The expiration of the letter of credit will be 2 years or as required by the City of Portland.

INTEREST RATE: The interest rate, if drawn, will be the interest rate of Loan 1

ORIGINATION FEE: Waived

ALL FINANCING IS SUBJECT TO THE FOLLOWING

CLOSING COSTS: Third party fees are generally not controlled by Bath Savings Institution but the Bank endeavors to minimize the costs associated with this transaction. The borrower is responsible for closing costs incurred, including but not limited to bank fees, bank attorney fees, title work, title insurance, Bank Construction Supervisor, recording fees, and a real estate appraisal.

SECURITY: The loans will be secured by the following collateral:

- a. A first mortgage and security agreement on the land and improvements connected with the Project,
- b. A first priority assignment of all leases and rentals,
- c. A collateral assignment of all construction contracts, architects and engineers contracts, and all permits and approvals, necessary for construction and operation of the project,
- d. An assignment of all contracts and agreements for the provision of tenant services, if any
- e. A first security interest in all syndication proceeds due under the Limited Partnership Agreement
- f. An assignment of all reserves and other cash deposit affiliated with the project including those required by permanent financing commitments
- g. An assignment of the Limited Partners obligation to pay its capital contributions and any security interest securing the same
- h. An assignment of tax credits from Maine State Housing Authority, subject to conditions imposed by Maine State Housing Authority
- i. An assignment of the General Partner's partnership interest

INSURANCE MATTERS: All insurance policies shall indicate Bath Savings Institution as loss payee, as applicable;

- a. Public Liability
- b. All-Risk Casualty
- c. Workers' Compensation
- d. Business Auto Liability
- e. Comprehensive General
- f. Builders Risk Policy

DEPOSIT RELATIONSHIP:

The borrower shall be required to maintain a deposit relationship with Bath Savings Institution, including reserve accounts and any applicable construction escrows related to the Project.

OTHER CONDITIONS:

- a. The Bank will order a summary appraisal which will be required to contain an "As- complete" value and include consideration of the added value of the equity from the tax credits, as proposed. The loan amount will be limited to no more than 80% of the total cost or 80% of the appraised value, whichever is lower.
- b. Subject to award of Low Income Housing Tax Credits from Maine State Housing in an amount sufficient to fully fund the construction project and pay off the balance of the construction loan at the time of permanent closing.
- c. Subject to approval of a Federal Home Loan Bank Subsidized AHP Advance sufficient to support 100% of the full term (20 years) interest on an up-to \$3,400,000 Bank borrowing from FHLEB. (up to \$500,000 interest rate subsidy).
- d. Subject to approval of a \$500,000 Federal Home Loan Bank Affordable Housing Program Direct subsidy (FHLBB AHP), a \$200,000 Maine Housing Direct subsidy and all other funding required to complete the project, including an Maine Housing Interest only loan.
- e. Subject to a review of a detailed budget for the cost of constructing the Project,
- f. Subject to a financial analysis of cash flow that will support the long term financing,
- g. Additional encumbrances on any of the properties pledged to Bath Savings Institution shall be prohibited during the life of the loan without prior written bank consent,
- h. Any contract for construction of the proposed improvements will contain a "Guaranteed Not To Exceed Price,"
- i. The contractor and all major subcontractors must be acceptable to the Bank; financial statements will be required of all contractors,
- j. The Bank will be paid a monthly fee to cover inspections of the improvements as they are constructed,
- k. The Bank may require receipt of a Phase I Environmental Report prior to closing.

FINANCIAL STATEMENTS:

The Borrower will be required to submit annual financial statements to Bath Savings Institution each year by April 30.

Please note that this should not be construed as a commitment by Bath Savings Institution but as an indication of our interest in financing this project subject to the outlined conditions. Such commitment can only be issued after satisfactory credit, cash flow analysis, and collateral investigations have been completed and the Bank grants approval.

The above stated terms are the framework for a possible loan. It is effective for 120 days from the date of this letter.

We are looking forward to continuing our discussions about this project. Please contact me if you have any questions regarding this term sheet.

Sincerely,



Julie A. Wagoner
Senior Vice President



NORTHERN NEW ENGLAND
HOUSING INVESTMENT FUND

8/31/17

Jay Waterman
Development Director
Portland Housing Development Corporation
14 Baxter Boulevard
Portland, Maine

RE: Letter of Interest – Front Street, LP (“Partnership”)

Dear Jay:

We are pleased to provide this letter of interest for the new construction of affordable housing in Portland, Maine. As you know, Northern New England Housing Investment Fund (“NNEHIF”) invests in community-based projects receiving the federal Low Income Housing Tax Credit. We understand that you anticipate a reservation of 2018 credit in the amount of \$795,000 from MaineHousing.

Upon satisfactory resolution of addressing the current funding needs, we would be interested in investing \$6,836,316 exchange for a 99.99% limited partnership interest in the Partnership. Approximately 30% of these funds would be available from CLC and throughout construction.

This letter of interest is conditioned on the Fund conducting all customary underwriting and due diligence and receipt a final pro-forma, approved by MaineHousing, that addresses any additional loans, grants, fees or other sources.

A more detailed letter of interest will be provided once all the capital sources have been identified.

We wish you great success in your application and look forward to our continued work together.

Sincerely,

A handwritten signature in blue ink that reads "Tom MacDonald".

Tom MacDonald
Vice President, Acquisitions
NNEHIF

CELEBRATING 75 YEARS



PORLAND HOUSING AUTHORITY

Commissioners

Mariar Balow, Chair
Robyn Tucker, Vice Chair
Kristin Blum, Commissioner
Faith McLean, Commissioner
Christian MilNeil, Commissioner
Shirley Peterson, Commissioner
Thomas Valleau, Commissioner

Mark B. Adelson
Executive Director

14 Baxter Blvd.
Portland, Maine 04101
Office: 207-773-4753
Fax: 207-761-5886
www.porthouse.org

January 30, 2019

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston MA 02019-3912

**RE: EPA FY19 Brownfields Cleanup Grant Application
37 and 63 Front Street Redevelopment
Cost Share Commitment**

Dear Mr. Gardner:

Portland Housing Authority (PHA) is submitting its application for EPA Brownfields Cleanup funds for its Front Street Redevelopment Project in Portland, Maine. PHA is requesting \$500,000 from the EPA FY19 Brownfields Cleanup funds to remediate the soil contamination at this occupied residential-use site.

This letter is certification that Portland Housing Authority commits to the statutory cost share requirement of 20% of the grant amount. PHA commits to providing a minimum of \$100,000 toward the cost share. We have various funding for the work PHA is funding and the Cost Share can come from any of these sources:

- \$125,000 from the TD Charitable Foundation – Awarded
- \$250,000 of CDBG funds from the City – Awarded
- Up to \$1,089,000 from PHA – Committed

With the proposed EPA Brownfields funds, and those noted above, PHA will pay for tenant relocation, hazardous material removal from existing buildings, building demolition and soil remediation at a cost of over \$1,900,000. This Brownfield Clean-Up grant is a critical part of our sources of funding.

Please let me know if you need any more information or have questions about our application.

Sincerely,

Mark Adelson, Executive Director



June 15, 2018

Portland Housing Authority
Attn: Mark Adelson
14 Baxter Blvd.
Portland, ME 04101

Dear Mark,

Congratulations! On April 18, 2018, Portland's City Council awarded Community Development Block Grant funds to your organization for the following projects during the fiscal year beginning July 1, 2018:

\$250,000 for the Front Street Re-Development Phase 1

1. **Regulations**: In Section I of the Application, please review: Federal HUD Regulations (section I.A), Portland's CDBG Goals Principles and Priorities (section I.C), the Reservation of Rights (section I.G) and Post Award and Sub-recipient Criteria (section I.H).
2. **Scope of Work**: Please revise and resubmit the following sections of your applications by June 29, 2018, based on your award. Documentation should be submitted electronically by email. This information will be incorporated into your contract with the City of Portland.
 - a. *Cover Page* (section II.A): Update contact information and indicate who will be the primary contact. Also revise as needed the amount of CDBG Funds awarded and Total Program Budget.
 - b. *Worksheet* (section II.B): Be sure all information is updated and accurate, specifically Question 5 Beneficiaries, Question 6 Program Objectives and Outcomes, and Question 7 Documentation.
 - c. *Narrative* (section II.C): Update the narrative as necessary.
 - d. *Budget* (section II.D): Update the Budget Form with any new or revised information, based on your award. When preparing your budget, keep in mind that these funds will be paid by reimbursement only.
 - e. *Summary* (section II.E): Review and update the following sections as needed: Program Summary, HUD National and Program Objective,



Priority Impact Area, Beneficiaries/ Clients Served, Units of Service, Outcomes, Budget and Leveraged Funds.

- f. *Scope of Work and Estimate:* Update, as necessary, the scope of work and estimate from a building professional (engineer, architect, project manager or contractor) that was submitted as part of the application. *Please see the Procurement section below.*
 - g. *Project Timeline:* Submit an updated timeline.
 - h. *Plans, Pictures or Maps:* Update plans, pictures, or maps, as applicable.
3. **Federal Contract Provisions:** This project will be subject to federal requirements, including:
 - a. *Environmental Review:* All funded projects that include construction will require an Environmental Review by the City to ensure compliance with the State Historic Preservation Office, local Historic Preservation Ordinances and other environmental regulations. If applicable, this will take two to four weeks to process *once a final scope of work is submitted and approved by staff.*
 - b. *Federal Labor Standards:* Sub-recipients who receive funds for construction or rehabilitation projects must ensure that they and all subcontractors meet requirements for federal prevailing wage rates specified under the Davis-Bacon Act. The Act requires that all laborers and mechanics employed by contractors in the performance of construction financed in whole or in part with assistance received under HUD programs (CDBG), shall be paid wages at rates no less than the prevailing rates provided. This will require certified payroll to be submitted to the City for all workers on site.
 - c. *Lead Safe Practices:* Any contractor, plumber, electrician or painter who disturbs lead paint in a pre-1978 home, school or day care center must be Lead-Safe certified.
 - d. *Section 3:* applies to all funded projects; please see me for details.
 - e. *Procurement:* full and open competition & cost reasonableness, procurement must comply with the City's Purchasing Ordinance.
 - i. For projects less than \$25,000 three quotes are required to ensure fair pricing.
 - ii. For projects over \$25,000 work must be competitively bid. This includes the project being publicly advertised in a local daily



newspaper that specifies a time for contractor walk-through, bid deadline, and that the project is funded with federal HUD funds.

4. **Insurance:** Each agency/business will be required to obtain and maintain adequate insurance in order to receive funding from the City of Portland. Insurance requirements include:

- Public liability insurance in the amount of \$400,000 with the City of Portland listed as an additional insured
- Worker's compensation insurance
- Employment compensation insurance.

It is your responsibility to provide updated and current proof of insurance information to the City. **Please submit proof of insurance with your revised application by June 29, 2018.**

5. **Reporting:** Quarterly updates will be required in order to process payments. Updates will provide project status updates. A form will be provided. Reporting will occur on a quarterly basis, due on the 10th of the month (October 10, January 10, April 10 and July 10). Please identify who will submit the quarterly reports.
6. **Payment:** Requests will be submitted and processed through the City's accounting system. Payments are made on a reimbursement basis only. All construction payment requests will be required to submit certified payroll with each requisition reflecting the workers on site. *Payment requests typically take 7-10 days to process once the certified payroll is submitted and approved.* Checks can be mailed or picked up in room 313 City Hall.

If this is the first time that you are receiving funds from the City you will need to fill out a W-9 form. Payment cannot be released without a W-9 on file. Checks will be mailed to the address listed on the W-9, if you need to update this information, please let me know.

Please note: All revisions must be submitted before the contract can be signed and no work can begin and no money can be spent before July 1, 2018. We will be back in touch once we have scheduled a time to sign the contract in July.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

If you have any questions, please contact me.

I look forward to working with you this year!

Sincerely,

A handwritten signature in black ink that reads "Kristin Styles".

Kristin Styles
Housing & Community Development Program Manager
kms@portlandmaine.gov
Phone: 874-8731

cc: Jay Waterman, file



TD Charitable Foundation
P.O. Box 9540
Portland, ME 04112

October 31, 2017

Mr. Jay Waterman
Director of Development
Portland Housing Authority
14 Baxter Boulevard
Portland, ME 04101

Dear Mr. Waterman:

At the October 30, 2017 meeting of the TD Charitable Foundation Grants Committee, a grant was approved in the amount of \$125,000 to your organization. Funding from this grant will be used to support your organization's programs as detailed in the grant application submitted to TD Bank's Community Relations office.

This grant has been made through the TD Charitable Foundation and is subject to the following terms and conditions:

- The recipient of the grant must be tax exempt under section 501c(3) of the Internal Revenue Code (and must notify the TD Charitable Foundation of any changes in this status). With very limited exceptions, as outlined in the IRC, the recipients may not be a private foundation.
- The recipient of this grant will utilize proceeds only for charitable or educational activities consistent with its tax-exempt status. Funds received may not be used to intervene in any election or to support/oppose political candidates for voter registration, or lobbying purposes as outlined by the applicable IRS code.
- The recipient of this grant will promptly provide any additional information, reports and documents that the TD Charitable Foundation might request.
- The recipient of this grant may not transfer this general support grant to any other entity or person, and the recipient assumes responsibility for the disposition of these funds in compliance with the grant agreements terms and conditions.
- This grant is to be only used for the purposes detailed in the grantee's funding proposal and correspondence and the recipient affirms that the project's budget accurately reflects the present intentions of the program or project outlined in the grant application.
- First time recipients of multi-year grants will be required to provide an annual update on the progress of the programs funded through the TD Charitable Foundation Grant in order to receive subsequent grant payments.

- Capital Campaign recipients will be required to provide annual updates on the progress of their capital campaign effort. Additionally, this update should include information on all sources of funding for the Capital Campaign.
- If you plan to send your own release and/or feature the grant in a publication, please forward an electronic version of the news release, print or visual collateral to your TD Charitable Foundation Relationship Manager to review prior to production or use. Your regional TD Charitable Foundation Relationship Manager will respond with comments and/or approvals within your release, print and productions deadlines.

The negotiation and deposit of the grant check will be considered as acceptance of the terms and conditions as outlined above.

To maintain our records and files, after having read and reviewed this letter, please return a copy signed by an authorized officer of the receiving organization to the TD Charitable Foundation in the accompanying postage paid envelope.

Sincerely,



Michael L. Rayder, Jr.
Manager
TD Charitable Foundation

On behalf of Portland Housing Authority, I understand and agree to the terms and conditions of the Foundation's grant, and hereby certify my authority to execute this agreement on behalf of Portland Housing Authority.

Signature: 
Name: MARK ADELSON
Title: EXECUTIVE DIRECTOR
Date: 1/19/18

Order 27-18/19

Motion to postpone to September 5, 2018: 9-0 on 8/13/2018

Motion to amend to change the funding total to \$510,174; 8-0 (Ali absent) on 9/5/2018

Passage as amended: 8-0 (Ali absent) on 9/5/2018

Effective 9/15/2018

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
BRIAN E. BATSON (3)
JUSTIN COSTA (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

KIMBERLY COOK (5)
JILL C. DUSON (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER APPROPRIATING
HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS
IN THE AMOUNT OF \$510,174 TO THE
PORTLAND HOUSING DEVELOPMENT CORPORATION
RE: FRONT STREET**

ORDERED, that the amount of \$510,174 in Home Investment Partnerships (HOME) Program funds is hereby appropriated to the Portland Housing Development Corporation for development costs for Front Street ; and

BE IT FURTHER ORDERED, the City Manager or his or her designee is authorized to execute any and all documents necessary to apply for, accept and appropriate the grant, and otherwise carry out the intent of this order.

Order 53-18/19

Passage: 8-0 (Ali absent) on 9/5/2018

Effective 9/15/2018

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
BRIAN E. BATSON (3)
JUSTIN COSTA (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

KIMBERLY COOK (5)
JILL C. DUSON (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER APROVING THE ALLOCATION AND APPROPRIATION
OF \$925,000 FROM THE HOUSING TRUST FUND
RE: PORTLAND HOUSING DEVELOPMENT CORPORATION
FRONT STREET**

ORDERED, that any amount up to \$925,000 in funds from the Housing Trust Fund are hereby allocated and appropriated to fund the Portland Housing Development Corporation project on Front Street; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or his or her designee to approve an adjustment to the total allocation of up to ten percent (10%); and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or his or her designee to execute said document and any other related documents necessary or convenient to carry out the intent of said document.



EDWARD A. HJERPE III
President and Chief Executive Officer

December 21, 2017

ed.hjerpe@fhlbboston.com

Mr. Glenn L. Hutchinson
President and Chief Executive Officer
Bath Savings Institution
105 Front Street
Bath, ME 04530-0548

RE: Notice of Award for A20171-065 (Front Street Re-Development Phase I)

Dear Mr. Hutchinson:

It is with pleasure that I write to notify you that we have approved your application for funding in the 2017 Affordable Housing Program (AHP) round. Congratulations on submitting a successful application. We have approved your initiative for the following funding, subject to the terms below:

Amount of Direct Subsidy: \$500,000

Amount of Advance: \$3,400,000 Term: 20 years

Amortization Period: 30 years

Acknowledgement of this approval must be received by **February 02, 2018**. Please sign below and return this letter to:

Federal Home Loan Bank of Boston
Housing and Community Investment Department
800 Boylston Street, 9th Floor
Boston, MA 02199

Please be sure to keep a copy for your records. Signing this letter in no way obligates your institution to accept the AHP funds. Extensions may be requested for the project and will be approved at the sole discretion of the Bank. If at any time it is determined that the project does not require the AHP funds, or cannot use the funds in a timely manner, please notify the Bank immediately.

If you have any questions, please contact our Housing and Community Investment staff at 888-424-3863.
Again, congratulations on your successful AHP application.

Sincerely,

Award Notification Acknowledged By:

Signature

Glenn L. Hutchinson, President & CEO

Typed name and title

December 27, 2017

Date

cc: Mara K. Pennell, Vice President/Commercial Lending
Jay Waterman, Portland Housing Authority, Director of Real Estate Development
Mark Adelson, Portland Housing Development Corporation,

ATTACHMENT B

Threshold Criteria for Cleanup Grants

**Portland Housing Authority
Front Street Redevelopment, Portland, Maine
EPA FY2019 Brownfields Cleanup Grant Proposal**

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. APPLICANT ELIGIBILITY

The Portland Housing Authority (PHA) was established in 1943 under State enabling legislation and authorized by resolution of the Portland City Council. It is an instrumentality of the City of Portland located in Portland, Maine (refer to **Attachment C** for documentation of its non-profit status).

2. PREVIOUSLY AWARDED CLEANUP GRANTS

The PHA has not received funding from a previously-awarded EPA Brownfields Cleanup Grant to conduct cleanup activities at this Site.

3. SITE OWNERSHIP

The PHA affirms that it is the sole owner of the site under fee simple title.

4. BASIC SITE INFORMATION

- (a) Site Name: Front Street Redevelopment;
- (b) Site Address: 37 Front Street (Lot 1, Block B, Tax Map 166) and 63 Front Street (Lot 1, Block E, Tap Map 167), Portland, Maine 04103;
- (c) Current Owner: Portland Housing Authority; and
- (d) Date Site Acquired: October 15, 1971 and November 5, 1970

5. STATUS AND HISTORY OF CONTAMINATION AT THE SITE

- (a) Type of Contamination: The site is contaminated by hazardous substances.
- (b) Operational History and Current Use of Site: Prior to circa 1956, the Site existed as undeveloped land, and consisted of tidal flats of Hansom's Creek and Back Cove before being filled for development. The Site was developed in 1971 for its current use as the Front Street Apartments complex, which is owned and managed by the PHA. The Site is currently improved with 19 buildings, which include 18 multi-unit residential buildings and one building used as a community center.
- (c) Environmental Concerns: In support of PHA's proposed redevelopment of the Site, a Phase I Environmental Site Assessment (ESA) was completed on January 25, 2016, and the potential presence of urban fill at the Site was identified as an environmental concern. Based on Site history, it is known that portions of the Site and vicinity were constructed on areas formerly part of Back Cove, and subsequently built up by emplacement of fill materials of unknown origin, including "urban fill" soils. Additionally, this ESA identified the possibility that asbestos-containing building materials (ACM), lead-based paint (LBP), polychlorinated biphenyl (PCB)-containing fluorescent light ballasts, mercury-containing fluorescent light bulbs, and other potential universal wastes existed in the buildings.

A Phase II Environmental Site Assessment was completed on October 24, 2016 identified the presence of multiple layers of fill material onsite including glass, plastic, rubber, coal ash, and demolition debris at depths ranging from approximately 8 to 14 feet below grade. Surficial soil samples collected from the Site were found to contain polycyclic aromatic hydrocarbon (PAH) compounds, arsenic, and lead at concentrations which exceed the Maine Department of Environmental Protection (MEDEP) Remedial Action Guidelines (RAGs) for the “Residential” exposure scenario, as well as applicable state-wide background concentrations. Additionally, subsurface soils contained concentrations of lead and benzene which exceed the MEDEP RAGs for the “Excavation/ Construction Worker” exposure scenario. As such, surficial soils onsite currently pose an exposure risk to Site residents and users; and subsurface soils pose a future exposure risk to excavation/construction workers during redevelopment activities.

A limited Hazardous Building Materials Inventory (HBMI) of the Site Buildings was completed on September 16, 2016 and identified the presence of asbestos-containing materials which included: textured ceiling paint (aka “popcorn” ceiling) on approximately 25% of the total square footage of ceilings within the Site buildings; brown pebble pattern sheet flooring on 100% of all first and second floor areas; cement board paneling in mechanical ducts between the basement and the second floor in each unit; and a small amount of 9-inch vinyl-asbestos tile and associated mastic.

- (d) How the Site Became Contaminated, Nature and Extent of Contamination: Onsite soil contamination has been caused by deleterious urban fill which was used to support the region’s development in the late 1960’s and early 1970’s. As was typical at that time, brickyards and quarries provided fill material, and urban fill was a commonly-used affordable media for filling large areas of land. This soil contamination is characterized by urban fill (glass, plastic, rubber, coal ash, and demolition debris) at depths ranging from approximately 8 to 14 feet below grade, and surficial and subsurface soils which contain PAH compounds, arsenic, and lead at concentrations which exceed applicable regulatory cleanup guidelines, and which create a harmful exposure scenario for Site residents and future excavation/construction workers. This soil contamination covers the entirety of the Site.

At the time of the Site’s development, asbestos-containing building materials were widely used in residential and commercial buildings. The use of these materials was considered acceptable practice. PHA has managed and maintained the condition of asbestos in the Site buildings, but the proposed redevelopment will require the removal of asbestos containing materials. Every residential unit onsite contains asbestos containing materials.

6. BROWNFIELD SITE DEFINITION

The Site is an eligible site, and is:

- (a) Not listed or proposed for listing on the National Priorities List;
- (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- (c) Not subject to the jurisdiction, custody, or control of the United States government.

7. ENVIRONMENTAL ASSESSMENT

The following environmental assessments have been completed for the site:

- “Phase I Environmental Site Assessment, Front Street Apartments, 37 and 63 Front Street, Portland, Maine,” prepared by Ransom Consulting, Inc., January 25, 2016 (ASTM E1527-13);
- “Limited Hazardous Building Material Inventory, Front Street Apartments, 37 and 63 Front Street, Portland, Maine,” prepared by Ransom Consulting, Inc., September 16, 2016
- “Phase II Environmental Site Assessment, Front Street Apartments, 37 and 63 Front Street, Portland, Maine,” prepared by Ransom Consulting, Inc., October 24, 2016 (ASTM E1903-11 or equivalent); and
- “Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation, Front Street Housing Complex, 37 and 63 Front Street, Portland, Maine,” prepared by Ransom Consulting in support of this Brownfield Grant application, January 28, 2019 (**Attachment D**).

8. ENFORCEMENT OR OTHER ACTIONS

There are no ongoing or anticipated environmental enforcement actions, other actions, orders, or local, state, or federal inquiries for the site. Furthermore, the applicant is not aware of any current records of judgments, liens, or other enforcement actions regarding this site.

9. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

A property-specific eligibility determination is not required for this site.

10. THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY

- (a) Property Ownership Eligibility – Hazardous Substance Sites
 - i. Exemptions to CERCLA Liability - None
 - ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability
 - (1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002: PHA is an instrumentality of the City of Portland and is not liable for the contamination found onsite.
 - (a) PHA acquired the property via fee-simple title from Stirling Homex Corporation on October 15, 1971 and via Quit-Claim deed from the City of Portland on November 5, 1970.
 - (b) PHA acquired the property on October 15, 1971 and November 5, 1970, prior to environmental due diligence standards, laws, and regulations (1980 CERCLA-Superfund and 1986 Superfund Amendments and Reauthorization Act, ASTM 1527-93 Standard Phase I ESA practice, 2002 Brownfields Law, and EPA All Appropriate Inquiries). However, PHA affirms that it conducted all industry appropriate inquiry into prior ownership and uses of the property, consistent with

good commercial or customary practices (industry standard of care) for property transfers at the time of acquisition in 1971.

- (c) PHA was not the owner or operator at the time of disposal of hazardous substances at the Site. Asbestos containing building materials were used in the Site buildings as allowed at the time of construction and contaminated fill material was placed onsite prior to PHA ownership. Since acquisition, PHA has not caused or contributed to any release of hazardous substances at the Site.
- (d) PHA has not arranged for the disposal of, or the transportation of hazardous substances to the Site.

11. CLEAN-UP AUTHORITY AND OVERSIGHT STRUCTURE

- (a) Cleanup Oversight: The PHA will endeavor to ensure that the cleanup of hazardous substances at the site will comply with applicable local, state, and federal laws and regulations, and that the cleanup actions will be protective of human health and the environment. PHA will competitively bid and retain a qualified environmental professional (QEP), in accordance with the competitive procurement provisions of 40 CFR Part 31.36 (for eligible government entities). The QEP will work with PHA to design, prepare specifications and bidding documents, and oversee and document remediation activities at the site, as well as to assist with the interface between the MEDEP, and EPA. The QEP will also assist with the competitive bid process for selecting an environmental contractor to perform the proposed cleanup actions. PHA will contract with the selected QEP prior to initiating cleanup activities. The Site will also be entered into the MEDEP Voluntary Remedial Action Program (VRAP).
- (b) Site Access: The properties which abut the Site are primarily residential and are viewed as project stakeholders and cooperative partners in the proposed cleanup actions at the Site. PHA will be in frequent communication with these property owners at all times prior to, and during cleanup activities. At this time, the proposed cleanup activities are limited to the Site and are not anticipated to extend to adjacent properties; however, the City of Portland and the MEDEP have the regulatory authority to access adjacent properties for emergency situations.

12. COMMUNITY NOTIFICATION

PHA has fulfilled the community notification requirements for the Site.

- (a) Draft Analysis of Brownfields Cleanup Alternatives: A copy of the Analysis of Brownfields Cleanup Alternatives - Preliminary Evaluation (which includes a description of the Site, contamination, and cleanup standards/laws; a description of cleanup alternatives evaluated; and a description of the proposed cleanup) is included in **Attachment D**, and was available for public review at the Public Meeting (held on January 24, 2019 at the Front Street Community Center), as well as at the Portland Housing Authority offices during regular business hours after the meeting. The public comment period closed at noon on January 28, 2019. No written comments were received from the public.
- (b) Community Notification Ad: PHA published a community notification ad in the Portland Press Herald, on January 11, 2019 (which is included as **Attachment D**). This advertisement

- stated that a copy of the draft ABCA and draft grant proposal were available for public review and comment; instructions for commenting on these draft documents; the location where the draft documents were located; and the date and time of the public meeting.
- (c) Public Meeting: The PHA held a public hearing at 6:00 p.m. on Thursday, January 24, 2019, at the Front Street Community Center located at 34 West Presumpscot Street in Portland, Maine. The purpose of the hearing was to discuss and hear public comment, questions and/or concerns on the draft EPA Brownfields Cleanup Grant application. **Attachment D** provides our meeting sign-in sheet, meeting notes and public comments and responses.
- (d) Submission of Community Notification Documents: The following items have been attached to this proposal as **Attachment D**: a copy of the draft ABCA; a copy of the newspaper ad which advertises the public meeting and solicits public comments; and a summary of public comments and questions received and PHA's responses, meeting notes from the public meeting, and a sign-in sheet from the public meeting.

13. STATUTORY COST SHARE

The PHA has fully committed the applicable 20% cost share of up to \$100,000 (\$500,000 in cleanup funds is requested from the EPA) in the form of cash contribution. However, PHA will also seek opportunities to augment matching funds in the form of a contribution of labor, materials, and/or services from a non-federal source including in-kind services, program development, oversight, and documentation.

ATTACHMENT C

Documentation of Applicant Eligibility

**Portland Housing Authority
Front Street Redevelopment, Portland, Maine
EPA FY2019 Brownfields Cleanup Grant Proposal**

August 9, 2017

Mark B. Adelson
Executive Director
Portland Housing Authority
14 Baxter Boulevard
Portland, Maine 04101

RE: Legal Status of Portland Housing Authority

Dear Mark:

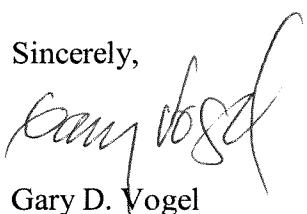
As you know, this office is counsel to Portland Housing Authority. I am writing to provide information regarding the legal status and good standing of Portland Housing Authority so that you may provide this information in connection with grant and loan applications where you are required to provide evidence of the existence and authority of the Portland Housing Authority.

In Maine, the Maine Housing Authorities Act, 30-A M.R.S.A. §§4701 et seq. (the “Act”) governs the establishment and creation of municipal housing authorities. Section 4712 of the Act provides that in each municipality, there is created a public body corporate and politic to be known as the “Housing Authority” of the municipality. The Act establishes procedures by which each municipality may create its Housing Authority. The City of Portland long ago complied with the then applicable provisions of the Act and created the Portland Housing Authority.

Accordingly, the Portland Housing Authority is a public body corporate and politic, established as a municipal housing authority under the Act, with all of the powers and duties of a municipal housing authority under section 4741 of the Act. There are no annual filings or other requirements required to maintain good standing. As a result, the Portland Housing Authority is in good standing as a municipal housing authority and a public body corporate and politic and a political subdivision of the State of Maine and the City of Portland.

Please feel free to contact me if you require any further information

Sincerely,



Gary D. Vogel

ATTACHMENT D

**Community Notification Documents
(Draft ABCA – Preliminary Evaluation; Newspaper Advertisement; Public
Comments, Notes & Responses; and Public Meeting Sign-In Sheet)**

**Portland Housing Authority
Front Street Redevelopment, Portland, Maine
EPA FY2019 Brownfields Cleanup Grant Proposal**

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Front Street Redevelopment, 37 and 63 Front Street, Portland, Maine
January 28, 2019**

Prepared by the Portland Housing Authority (PHA)

I. Introduction & Background

a. Site Location

The site is comprised of parcels located at 37 Front Street and 63 Front Street in Portland, Maine (herein referred to as “the Site”).

b. Previous Site Use(s) and any previous cleanup/remediation

Prior to circa 1956, the Site existed as undeveloped land, and consisted of tidal flats of Hansom’s Creek and Back Cove before being filled for development. The Site was developed in 1971 for its current use as the Front Street Apartments complex, which is owned and managed by the PHA. The Site is currently improved with 19 buildings, which include 18 multi-unit residential buildings and one building used as a community center. Surrounding properties have been utilized for residential purposes dating back to the 1800s.

c. Site Assessment Findings

In support of PHA’s proposed redevelopment of the Site, a Phase I Environmental Site Assessment (ESA) was completed in January of 2016. The Phase I ESA did not identify any “Recognized Environmental Conditions” as defined by ASTM International Standard E 1527-13; however, the potential presence of urban fill at the Site was identified as an environmental concern. Based on Site history, it is known that portions of the Site and vicinity were constructed on areas formerly part of Back Cove, and subsequently built up by emplacement of fill materials of unknown origin, including “urban fill” soils. Urban fill soils typically contain deleterious components, including coal, ash, bricks, glass, coal ash, demolition/fire debris, and other soil contaminants which may contain elevated concentrations of petroleum-related compounds, polycyclic aromatic hydrocarbons (PAHs) and/or metals (e.g., arsenic and lead). Additionally, this ESA identified potential non-scope environmental concerns which included the possibility that asbestos-containing building materials (ACM), lead-based paint (LBP), polychlorinated biphenyl (PCB)-containing fluorescent light ballasts, mercury-containing fluorescent light bulbs, and other potential universal wastes existed in the buildings.

A Limited Subsurface Environmental Assessment was conducted in August of 2016 which included the advancement of soil borings and the collection of soil vapor samples to evaluate the potential for vapor intrusion into future Site structures. The assessment identified the presence of multiple layers of fill material onsite including glass, plastic, rubber, coal ash, and demolition debris at depths ranging from approximately 8 to 14 feet below grade. Surficial soils at the Site were found to contain PAH compounds, arsenic, and lead at concentrations which exceed the Maine

Department of Environmental Protection (MEDEP) Remedial Action Guidelines (RAGs) for the “Residential” exposure scenario, as well as applicable state-wide background concentrations. Additionally, subsurface soils contained concentrations of lead and benzene which exceed the MEDEP RAGs for the “Excavation/Construction Worker” exposure scenario. As such, surficial soils onsite currently pose an exposure risk to Site residents and users; and subsurface soils pose a future exposure risk to excavation/construction workers during redevelopment activities.

Low concentrations of petroleum fractions, volatile organic compounds (VOCs) and chlorofluorocarbons including chloromethane, dichlorofluoromethane, and trichlorofluoromethane were detected in the soil vapor samples collected from the Site. However, the concentrations of these contaminants did not exceed the MEDEP RAG for Residential Indoor Air. Therefore, the petroleum vapors in the soil gas are not expected to represent a vapor intrusion risk to future residential development at the Site.

To address the issues associated with potential hazardous building materials, Ransom completed a limited Hazardous Materials Inventory (HMI) inspection of the Site Buildings. Asbestos-containing materials were identified which included: textured ceiling paint (aka “popcorn” ceiling) on approximately 25% of the total square footage of ceilings within the Site buildings; brown pebble pattern sheet flooring on 100% of all first and second floor areas; cement board paneling in mechanical ducts between the basement and the second floor in each unit; and a small amount of 9-inch vinyl-asbestos tile and associated mastic. No lead-based paint or PCB materials were identified. This survey was limited both in scope, as well as in inspection and sampling techniques, therefore, it does not constitute a fully-compliant pre-demolition survey under MEDEP or U.S. Environmental Protection Agency (EPA) requirements. Prior to initiating demolition activities, each interior area must be inspected for materials not previously encountered, as well as to further quantify and delineate the already-identified ACM. All ACM will require abatement and proper disposal prior to any building demolition or renovations.

d. Project Goal (site reuse plan)

The Site is a planned for residential redevelopment. As part of this redevelopment, the existing Site buildings will be demolished and new buildings, parking area, greenspace and courtyards will be constructed. The property is zoned as an R-5 residential zone, characterized by medium-density residential development (single-family and low-intensity multifamily dwellings on individual lots).

e. Regional and Site Vulnerabilities

According to the US Global Change Research Program (USGCRP), trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level.

According to FEMA Flood Zone Map 2300510007C (July 17, 1986), the Site is not located within a 100-year flood zone; however, portions of the Site are located within

650 feet of Back Bay, which is influenced by tide and receives runoff from a large residential neighborhood in the City of Portland. As such, increased precipitation that may affect flood waters and stormwater runoff, as well as rising sea levels, are applicable to the cleanup of the site.

Based on the nature of the Site and its proposed reuse, changing temperature, changing dates of ground thaw/freezing, changing ecological zone, saltwater intrusion and changing groundwater table are not likely to significantly affect the Site.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The PHA will hire a qualified environmental professional (QEP) to oversee and document the cleanup in accordance with local, State, and Federal requirements. In addition, all documents prepared for this site will be submitted to the MEDEP Voluntary Response Action Program (VRAP).

b. Cleanup Standards for major contaminants

The Site is proposed for residential redevelopment. As such, the MEDEP RAGs for the “Residential” exposure scenario are applicable to soils within the 0 to 2-foot interval. In addition, potential exposure risks to Site workers during future construction activities and utility work (i.e., subsurface water and sewer lines) exists at the Site; therefore, “Excavation/Construction Worker” scenarios also apply to soils in the subsurface (deeper than 2 feet below grade).

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, MEDEP environmental laws, and local City by-laws and ordinances. Federal, State, and local laws regarding procurement of contractors to conduct the cleanup will be followed. The PHA will competitively bid and retain a qualified environmental professional, in accordance with the competitive procurement provisions of 40 CFR Part 31.36. In addition, all appropriate permits (e.g., notify before you dig, State notifications/permits) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

To address contamination at the Site, three different alternatives were considered, including:

- Alternative #1: No Action.
- Alternative #2: Abatement of Hazardous Building Materials and Cover Systems. This alternative includes removal and abatement of hazardous building materials prior to building construction; the construction of engineered cover systems across the entire Site to prevent human contact with the impacted surficial soils; and targeted soil excavation in the area of

proposed foundation footings and subsurface utilities to abate contaminated subsurface soils and prevent worker exposure to contaminants during redevelopment. Additional institutional controls will also be implemented to ensure that future construction, remediation, or landscaping at the property would not disturb the engineered cover systems or underlying residual contaminated soil. These would likely include Deed Restrictions, a Soil and Groundwater Management Plan, and a Post-Closure Cover System Maintenance Plan.

- Alternative #3: Abatement of Hazardous Building Materials and Excavation with Offsite Disposal. This alternative includes removal and abatement of hazardous building materials prior to building construction; excavation and off-site disposal of impacted surficial soils across the entire site to a depth of two feet below grade; and backfill of excavation areas with clean fill to proposed redevelopment grades. Additional institutional controls will also be implemented to ensure that future construction, remediation, or landscaping at the property would not disturb subsurface contaminated soils at depths greater than two feet below grade; these would likely include Deed Restrictions and a Soil and Groundwater Management Plan.

b. Cost Estimate of Cleanup Alternatives

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

Effectiveness – Including Vulnerability/Resiliency Considerations

- Alternative #1: The No Action alternative is not effective in controlling or preventing the exposure of future receptors to hazardous building materials or soil contamination at the Site; nor is it protective of human health and the environment. Additionally, stormwater and precipitation will continue to come into contact with the contamination soil; this creates a risk that a rising groundwater table and stormwater runoff could transport contaminated media to off-site sources, such as Back Bay.
- Alternative #2: Abatement by removal of hazardous building materials is an effective way to prevent future receptors from coming into direct contact with asbestos containing materials and universal waste, and soil cover systems are an effective way to prevent future receptors from coming into direct contact with contaminated surficial soils, if the cap is maintained. However, capping is not an effective way to control exposures for Site excavation workers during future construction activities. To mitigate these risks, a Post-Closure Cover System Maintenance Plan and a Soil Management Plan would also be prepared. Additionally, as part of this alternative, soils located in areas proposed to be excavated for foundation footings, utilities and other sub-surface infrastructure would be removed from Site and properly disposed. By removing soils which may come into contact with future Site excavation workers, the cleanup alternative is more protective of human health. In addition, an institutional control (land use restriction) would need to be recorded on the deed to prevent future excavations beneath the cover system without notification to the MEDEP.

The cover systems alternative would include site grading to shed stormwater in an appropriate manner; as such, issues associated with increased rainfall would not be a problem; however, flood waters and rising sea levels may have the potential to raise groundwater levels, resulting in groundwater coming into contact with contaminated surficial soils. Because public water is provided to the Site and surrounding areas, impacted groundwater is not anticipated to pose a significant risk to future Site residents.

- Alternative #3: Abatement by removal of hazardous building materials is an effective way to prevent future receptors from coming into direct contact with asbestos containing materials and universal waste, and excavation and offsite disposal of contaminated soils is an effective way to eliminate exposure risks at the Site. Because the contamination will be removed, the exposure pathways will no longer exist. This alternative is also the most effective way to prevent precipitation, stormwater runoff, rising groundwater tables, rising sea level, and potential flooding from coming into contact with impacted media, because the contamination sources are being removed from Site.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: This alternative is relatively easy to implement. The necessary services and materials to complete the remedial tasks are readily available, including the necessary equipment and contractors. However, there are ongoing maintenance and inspection requirements associated with the deed restrictions that protect the cover systems, which may be difficult to maintain in the future. Additionally, the removal of excess soils in the vicinity of subsurface infrastructure and utilities may be more difficult to implement. Soil removal is a standard technique for soil abatement; however, dust suppression, erosion and sedimentation control, excavation safety and monitoring, confirmatory sampling activities to ensure all contaminated soils are removed, and short-term disturbance to the community are anticipated in association with soil removal activities.
- Alternative #3: Abatement by removal of hazardous building materials is relatively easy to implement; however, excavation of contaminated soils is moderately difficult to implement. This alternative is able to be implemented using standard construction techniques; however, monitoring (e.g., dust suppression, erosion and sedimentation control, excavation safety and monitoring) during cleanup activities, confirmatory sampling activities to ensure all contaminated soils are removed, and short-term disturbance to the community (e.g., trucks transporting contaminated sediments and backfill) are anticipated. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.

Cost

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

- It is estimated that Alternative #2 will be on the order of \$908,400. See Table 1 for an estimate of remedial costs.
- Alternative #3 is estimated to cost roughly \$2,046,900. See Table 2 for an estimate of remedial costs.

c. Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #2: Abatement of Hazardous Building Materials and Cover Systems. This alternative is practical, implementable, and effective in protecting human health and the environment. It is also an effective way to prevent future receptors from coming into direct contact with hazardous building material and contaminated soils onsite.

Alternative #1: No Action cannot be recommended since it does not address site risks; and Alternative #3 is cost prohibitive.

d. Green and Sustainable Remediation Measures for Selected Alternative

To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The Town will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The excavation work would be conducted during the dry-weather months (summertime) in order to minimize groundwater infiltration into the excavation area, in turn reducing dewatering needs and the amount of dewatering liquids requiring disposal/treatment. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas. In addition, the Town plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the Request for Proposals for the cleanup contract.

Table 1: Summary of Estimated Remediation Costs
Portland Housing Authority, 37 and 63 Front Street, Portland, Maine
Alternative #2 - Abatement of Hazardous Building Materials and Cover Systems

	Quantity	Units	Unit Cost	Total
Hazardous Building Materials Abatement				
37 Front Street	1	LS	\$212,100	\$212,100
63 Front Street	1	LS	\$158,700	\$158,700
Construction of Cover Systems ⁽¹⁾				
Engineered Cover System - 37 Front Street ⁽²⁾	10,000	SY	\$15	\$150,000
Engineered Cover System - 63 Front Street ⁽²⁾	6,800	SY	\$15	\$102,000
Footing & Utility Contaminated Soil Removal	1,400	CY	\$100	\$140,000
Disposal Waste Characterization Samples ⁽³⁾	14	Ea	\$1,000	\$14,000
Erosion and Sedimentation Control	1	LS	\$4,000	\$4,000
Dust Control / Site H&S	1	LS	\$5,000	\$5,000
Engineering Design	1	LS	\$12,000	\$12,000
Construction Oversight and Bidding Phase Services	1	LS	\$16,000	\$16,000
VRAP Closure Reporting and Documentation ⁽⁴⁾	1	LS	\$12,000	\$12,000
<i>Subtotal</i>				\$825,800
Contingency 10% ⁽⁵⁾				\$82,600
TOTAL				\$908,400

LS = Lump Sum, Gal = Gallon, EA = Each, SY = Square Yard

1 Assumes cover system installation on entirety of Site

2 Cover systems shall be either: 12" gravel over marker layer; or 12" of fill/loam combination over marker layer

3 Assumes 1 waste characterization soil sample per every 250 tons of soil disposed off-site

4 Cost includes VRAP Closure Report, Soil and Groundwater Management Plan, and Declaration of Environmental Covenant.

5 Covers previously unidentified issues that could come up during cleanup activities on Site.

NOTE: These costs do not include eligible programmatic costs which include, but are not limited to: Final Cleanup/Abatement Plan, Site-Specific Quality Assurance Project Plan, Historic Preservation, and Community Outreach.

Table 2: Summary of Estimated Remediation Costs**Portland Housing Authority, 37 and 63 Front Street, Portland, Maine****Alternative #3 - Abatement of Hazardous Building Materials and Excavation with Off-Site Disposal**

	Quantity	Units	Unit Cost	Total
Hazardous Building Materials Abatement				
37 Front Street	1	LS	\$212,100	\$212,100
63 Front Street	1	LS	\$158,700	\$158,700
Soil Removal and Offsite Disposal				
Excavation, Transportation and Disposal of Soil - 37 Front Street ⁽¹⁾	6800	CY	\$100	\$680,000
Excavation, Transportation and Disposal of Soil - 63 Front Street ⁽¹⁾	4600	CY	\$100	\$460,000
Disposal Waste Characterization Samples ⁽²⁾	57	Ea	\$1,000	\$57,000
Clean Backfill	11400	CY	\$20	\$228,000
Site Restoration, Grading, Seeding	1	LS	\$8,000	\$8,000
Erosion and Sedimentation Control	1	LS	\$4,000	\$4,000
Dust Control / Site H&S	1	LS	\$5,000	\$5,000
Engineering Design	1	LS	\$12,000	\$12,000
Construction Oversight and Bidding Phase Services	1	LS	\$24,000	\$24,000
VRAP Closure Reporting and Documentation ⁽³⁾	1	LS	\$12,000	\$12,000
Subtotal				\$1,860,800
Contingency 10% ⁽⁴⁾				\$186,100
TOTAL				\$2,046,900

LS = Lump Sum, Gal = Gallon, Ea = Each, CY = Cubic Yards

1 Assumes surficial soils (0-2 feet bgs) are removed across the entirety of the Site

2 Assumes 1 waste characterization soil sample per every 250 tons of soil disposed off-site

3 Cost includes VRAP Closure Report, Soil and Groundwater Management Plan, and Declaration of Environmental Covenant.

4 Covers previously unidentified issues that could come up during cleanup activities on Site.

NOTE: These costs do not include eligible programmatic costs which include, but are not limited to: Final Cleanup/ Abatement Plan, Site-Specific Quality Assurance Project Plan, Historic Preservation, and Community Outreach.

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Order Number	0041490	Order Price	\$327.68
Sales Rep.	Joan Jensen	PO No.	Public Hearing / Jay Waterman
Account	6421	Payment Type	Invoice
Publication	Portland Press Herald	Number of dates	1
First Run Date	01/11/2019	Last Run Date	01/11/2019
Publication	Online Upsell PPH	Number of dates	1
First Run Date	01/11/2019	Last Run Date	01/11/2019

Public Notice

**PORTLAND HOUSING
AUTHORITY
PUBLIC HEARING**

The Portland Housing Authority (PHA) will hold a public hearing at 6:00 p.m. on Thursday, January 24, 2019, at the Front Street Community Center located at 34 West Presumpscot Street in Portland, Maine. The purpose of the hearing is to discuss and hear public comment, questions,

comment, questions and/or concerns on an application being submitted for an EPA Brownfields Cleanup Grant for Front Street Housing located at 37 and 63 Front Street, Portland, Maine. The purpose of this grant application is to obtain funds to remediate soils and building materials as part of the future upgrade and re-development of this housing complex. A copy of the draft application proposal and analysis of brownfield cleanup alternatives (ABCAs) will be available for public review at the meeting as well as at the Portland Housing Authority during regular business hours after the meeting. The public comment period will close at noon on January 28, 2019. Comments may be submitted in writing to Mr. Jay Waterman, Portland Housing Authority, 14 Baxter Blvd, Portland, Maine 04101 or to jwaterman@porthouse.org. Please include your full name, address, telephone number, and email address in your correspondence. Interested parties are invited to appear at this meeting or to express their views in writing.

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Friday, January 11, 2019

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Tom Caron has broadcasted for NESN since 1995, covering the Red Sox and Bruins, and doing play-by-play for college hockey. His weekly column on the Red Sox, Bruins and Patriots appears Tuesdays in the Portland Press Herald. Interviewed by Press Herald sports reporter Mike Lowe.

Portland Press Herald

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Public Notice

NOTICE OF INTENT TO FILE

Please take notice that Preachers' Aid Society of New England 51 Charles Wesley Court Wells, Maine 04090 Tel. (207) 467-3246 is intending to file a Site Location of Development Act permit amendment application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 481 thru 490 on or about January 15, 2019.

The application is for construction of paved roadways, underground utilities and stormwater management facilities to support development of the proposed 10-Lot Wesley by the Sea - Phase 3 Subdivision at the following location: 16 & 21 Danforth Lane, Wells, Maine.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagor's attorney.

This property will be sold as is. Additional terms will be announced at the public sale.

M&T Bank by its attorneys, Bennett & McHugh, P.C., 30 Danforth Street, Ste. 104, Portland, ME 04101 207-221-0016

Public Notice

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered September 8, 2017 in the action entitled Lakeview Loan Servicing, LLC v. Michael R. Macdonald and Lori J. Macdonald, by the Bridgton District Court, Docket No. BRIDC-RE-16-16, wherein the Court adjudged the foreclosure of a mortgage granted by Michael R. Macdonald and Lori J. Macdonald to Mortgage Electronic Registration Systems, Inc., as nominee for 1st Alliance Lending LLC dated December 30, 2014 and recorded in the Cumberland County Registry of Deeds in Book 32018, Page 256, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on

masonry veneer and metal panel exterior walls with a membrane low-slope roof system. The School is a mix of Construction Type IB/II (Non-Combustible) structure and Construction Type IIB/II (Non-Combustible) structure. Trade work includes, but is not limited to, concrete foundations and slabs, metal stud partitions, insulation, gypsum board walls and ceilings, porcelain tile, acoustical ceilings, resilient flooring, manufactured casework, custom carpentry, fiber-glass windows, glass storefront and curtain-wall systems, aluminum doors, wood doors, hollow metal frames, door hardware, painting, sectional overhead doors, signage, lockers, auditorium seating, gymnasium bleachers, educational equipment, food-service equipment, fire protection, plumbing, HVAC, and electrical, including fire alarm systems, card access control, intrusion alarm, and public address systems. Estimated School Building Construction is Forty One Million Nine Hundred Thousand Dollars (\$41,900,000).

The detailed Notice to Contractors is on the BREM website: <http://www.maine.gov/dats/brem/business-opportunities>

Public Notice

NOTICE TO CLERK OF THE WORKS INVITATION FOR QUALIFICATIONS

Regional School Unit 1, working with the State of Maine Department of Education and Lavallee Brensinger Architects is soliciting qual-

route.

Public Notice

PORTLAND HOUSING AUTHORITY PUBLIC HEARING

The Portland Housing Authority (PHA) will hold a public hearing at 6:00 p.m. on Thursday, January 24, 2019, at the Front Street Community Center located at 34 West Presumpscot Street in Portland, Maine. The purpose of the hearing is to discuss and hear public comment, questions and/or concerns on an application being submitted for an EPA Brownfields Cleanup Grant for Front Street Housing located at 37 and 63 Front Street, Portland, Maine. The purpose of this grant application is to obtain funds to remediate soils and building materials as part of the future upgrade and re-development of this housing complex. A copy of the draft application proposal and analysis of brownfield cleanup alternatives (ABCAs) will be available for public review at the meeting as well as at the Portland Housing Authority during regular business hours after the meeting. The public comment period will close at noon on January 28, 2019. Comments may be submitted in writing to Mr. Jay Waterman, Portland Housing Authority, 14 Baxter Blvd, Portland, Maine 04101 or to jwaterman@porthouse.org. Please include your full name, address, telephone number, and email address in your correspondence. Interested parties are invited to appear at this meeting or to express their views in writing.

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**Portland Housing Authority Public Hearing
EPA Brownfields Cleanup Grant – Front Street Housing
January 24, 2019 at 6:00 PM**

Name	Email Address
John D YANGA	103 Front (OR 40)
Rebekka Tombe	Cummings)
Zhanna Gato	39 Front st.
Ubah Abdi	44 Cummings st
Mary Ben	48 Illsley st
Khalil Mohammad	49 Front street
Damari Nabanebenq	38 st welles
Haloum Soma	46 Illsley st
Kadiatu Moniba	28 W Presumpscot
Hashim Ibrahim	46 Illsley st
Namoch Lia	57 front st
Farhan Kulow	52 Illsley street
Fadumo Hassan	43 W Presumpscot
Deza Haman	75 front st
Shama Hartan	56 Illsley st

PUBLIC MEETING MINUTES / Q&A
EPA BROWNFIELDS CLEAN UP GRANT APPLICATION
Front Street Apartments, Portland Housing Authority

January 24, 2019 at 6:00 p.m.

A presentation was made to the public at 6:00 p.m. on January 24, 2019 at the Front Street Community Center, located at 34 West Presumpscot Street in Portland, Maine. As part of this meeting a presentation was made on the following: the EPA Cleanup Grant process, the history and summary of assessments at the Front Street Apartment site, the draft EPA Brownfields Cleanup Grant Application, and the draft Analysis of Brownfield Cleanup Alternatives for the Site. Fifteen people plus our QEP were in attendance.

Questions from the public were as follows:

Q1. Where can residents review a copy of the grant application and ABCA?

A1. Copies are available on the Portland Housing Authority Website.

Q2. Will radon mitigation be incorporated into the cleanup design?

A2. The Brownfield Cleanup Plan does not include building construction (and therefore no vapor mitigation); however, as part of Maine State Housing requirements, a radon mitigation system will be incorporated into the new housing units.

Q3. Can residents have gardens on-Site before the cleanup is conducted?

A3. No. There should be no gardens onsite (container gardens are acceptable).

Q4. If EPA Cleanup funding is not obtained, will the soils still be cleaned up during redevelopment?

A4. Yes. Soils will be managed appropriately regardless of funding sources.

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<input type="text"/> <input type="text"/>
* 3. Date Received:	4. Applicant Identifier:	
01/31/2019	<input type="text"/>	
5a. Federal Entity Identifier:	5b. Federal Award Identifier:	
<input type="text"/>	<input type="text"/>	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> Portland Housing Authority		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 01-6001034		* c. Organizational DUNS: <input type="text"/> 0936268850000
d. Address:		
* Street1:	<input type="text"/> 14 Baxter Blvd.	
Street2:	<input type="text"/>	
* City:	<input type="text"/> Portland	
County/Parish:	<input type="text"/>	
* State:	<input type="text"/> ME: Maine	
Province:	<input type="text"/>	
* Country:	<input type="text"/> USA: UNITED STATES	
* Zip / Postal Code:	<input type="text"/> 04101-1822	
e. Organizational Unit:		
Department Name:	Division Name:	
<input type="text"/>	<input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	<input type="text"/> Mr.	* First Name: <input type="text"/> Jay
Middle Name:	<input type="text"/>	
* Last Name:	<input type="text"/> Waterman	
Suffix:	<input type="text"/>	
Title:	<input type="text"/> Director of Development	
Organizational Affiliation:		
<input type="text"/> Portland Housing Authority		
* Telephone Number:	<input type="text"/> 207-221-8009	Fax Number: <input type="text"/> 207-761-5886
* Email:	<input type="text"/> jwaterman@porthouse.org	

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Front Street Redevelopment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
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17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="100,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
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21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: