



City of Sanford, Maine

Office of the City Manager

919 MAIN STREET, SANFORD, MAINE 04073
(207) 324-9173 FAX (207) 324-9124

City Council

Thomas P. Cote, Mayor
Lucas J. Lanigan, Deputy Mayor
Maura A. Herlihy
Joseph R. Hanslip
John L. Tuttle, Jr.
Robert G. Stackpole
Ayn Hanselmann

City Manager
Steven R. Buck

January 25, 2019

Frank Gardner, Region 1 Brownfields Coordinator
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

Re: City of Sanford, ME – FY 2019 Brownfields Multipurpose Grant Application

Dear Mr. Gardner:

Please find attached the City of Sanford, Maine's request for a Brownfields Multipurpose Grant under the U.S. Environmental Protection Agency's Brownfields Multipurpose Grants Program. The City is requesting \$800,000 for Hazardous Substances to complete Community Involvement activities, Phase I and Phase II Environmental Site Assessments, Cleanup, and Revitalization Planning. ***The City of Sanford acknowledges the \$40,000 cost share and is committed to providing those monies in addition to in-kind contributions of staff time, materials, and or other eligible services as needed to continue our revitalization efforts in the Mill District and Sanford Energy Redevelopment Corridor.***

Sanford is located on the Mousam River at the foothills of the White Mountains in the southwest corner of Maine. We have a long history of turning significant challenges into opportunities. Sanford thrived in the late 1800s when the Goodall Mills dominated Downtown Sanford. However, when the mills closed in the 1950s, more than 3,500 Sanford residents lost their jobs. Sanford turned these mill closings into an opportunity and recruited several large industrial facilities to relocate to the area. Today, these companies and more have exited Sanford, leaving the remnants of vacant and fire-scarred mill buildings, empty retail businesses, and "for sale" or "for lease" signs.

Sanford is the 7th largest city in Maine with a population of over 20,000 hard-working men and women. Today, we are seeing significant interest in using renewable energy to power the City's future needs, including a newly permitted 50 megawatt solar complex at the Sanford Airport. This is the largest solar generating facility in the State of Maine and the only one in the country which is sited on an airport. The City's success with this project has led to interest from other developers

in siting solar arrays on the City-owned, former CGA site, a Brownfields, located within our **Target Area**, the **Sanford Energy Redevelopment Corridor**, and a nearby former, which will revitalize the Mill District as a sustainable initiative for both residential and commercial enterprises.

With the **EPA Area-Wide Planning (EPA's AWP) Grant award, which generated a plan that guides our efforts and continues to evolve**, as needed, the City is focusing efforts on attracting developers to the Mill District in Sanford. We have expanded our developer initiatives, including options for using renewable energy, specifically solar, within the City and creation of the **Sanford Energy Redevelopment Corridor** to allow access through the planned virtual solar grid. We anticipate continuing the success of mixed use redevelopment similar to the **Sanford Mill, which won national recognition with a Phoenix Award** at the 2015 National Brownfields Conference, and creation of Gateway Park, a community gathering place, once a gasoline service station/bowling alley that obstructed access to the Mousam River.

The City would like to continue these efforts to further expand our renewable energy initiatives, focusing on our **Energy Redevelopment Corridor** to assess and cleanup potentially contaminated properties. Our existing Assessment Grant funding is allocated and we have no funds for cleanup. This Brownfields grant is desperately needed to attract developers to clean and safe areas.

1. **Applicant Identification:** City of Sanford, 919 Main Street, Sanford, ME 04073
2. **Funding Requested:**
 - a) **Grant Type:** Multipurpose
 - b) **Federal Funds Requested:** \$800,000
 - c) **Contamination:** Hazardous Substances
3. **Location:** City of Sanford, York County, ME.
4. **Contacts:**
 - i) **Project Director:** Elizabeth A. Della Valle, AICP
 - Phone:** (207) 324-9150
 - Email:** bdellavalle@sanfordmaine.org
 - Address:** City of Sanford, 919 Main Street, Sanford, ME 04073
 - ii) **Chief Executive/Highest Ranking Elected Official:** Steven R. Buck, City Manager
 - Phone:** (207) 324-9173
 - Email:** srbuck@sanfordmaine.org
 - Mailing Address:** City of Sanford, 919 Main Street, Sanford, ME 04073
5. **Population:**
 - i) The population of Sanford is 21,028 (2017 American Community Survey Survey)
6. **Please see the attached Other Factors Checklist for additional information**
7. **Please see the attached Letter from MEDEP**

Should you require further information, please, do not hesitate to contact Elizabeth A. Della Valle at the above contact information.

Sincerely,


Steven R. Buck
City Manager

Elizabeth A. Della Valle, AICP
Director of Planning & Development,
Brownfields Project Coordinator

OTHER FACTORS CHECKLIST (OFC)

Name of Applicant: Sanford, ME

Please identify which of the below items apply to your community/proposed project. If none of the Other Factors are applicable to your community/proposed project please provide a statement to that effect.

Other Factor	Page
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e. the border of the priority sites(s) is contiguous or partially contiguous to the body of water, or would be contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2, 3
The priority site is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	1, 2, 3, 6
At least 20% of the overall project budget will be spent on eligible reuse or area-wide planning activities for priority brownfield site(s) within the target area.	1, 9



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
ACTING COMMISSIONER

January 22, 2019

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

Dear Mr. Gardner:

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

Beth DellaValle of the City of Sanford has developed an application requesting a federal Brownfields Multipurpose Grant for conducting Brownfields activities at sites in Sanford.

If the city receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports 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: Beth DellaValle, City of Sanford

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 CLANCO 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) 760-3144

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. **Background and Description of Target Area** - Sanford, population 21,028 (2017 American Community Survey), is the 7th largest community in ME & a service center in the rural southwest corner of the State at the foothills of the White Mountains. The City's industrial base started in the 1860s with establishment of Goodall Mills on the banks of the Mousam River which weaves through the City. Sanford's traditional neighborhoods (former mill housing), Downtown, architecture, & cultural heritage grew up around & were anchored by the large textile mills. Mill closings, loss of replacement industries, & devastating fires, most recently in 2016 which consumed 18,000 sf of industrial space & 8 residences, have left large crumbling relics of a once prosperous mill town.

Over the years, **widespread loss of traditional manufacturing industries has had a significant impact on the City. Blight & deterioration persists in the Mill District, adjacent innercity neighborhoods, & Downtown** (see 2.a), directly impacting economic viability & ability to attract & retain businesses & jobs to the area. Safe, affordable housing is limited. Developers are drawn to the large, empty mills, but on closer view, see broken windows, crumbling facades, fire-scarred structures with contaminated ash residue, buildings from an era of asbestos, lead-paint, PCB caulking, hazardous building materials, & soils laden with heavy metals & polyaromatic hydrocarbons from its industrial past.

Our **Target Area** is identified as the **Sanford Energy Redevelopment Corridor**, which extends from the **Mill District, bracketed by innercity neighborhoods & Downtown, to the City-owned former CGA Circuit Board site, a listed Brownfields** (BFs) which is targeted for solar & recreational redevelopment. The 17-acre former CGA site is located close to a transmission line & has been cleared of residual circuit board debris. The City is **working with 2 solar developers who are waiting to see if the site will be cleaned up. A conceptual solar array has been designed** & once the soil-contaminated site is remediated (capped), the City will work in partnership with a developer to site **a 3-13 MW solar farm with battery storage, switches, & a substation to create the virtual grid for Sanford. The City can use this renewable energy option to entice developers to redevelop the Mill District (OFC)**. The City is working with another developer who is interested in an approximately \$22.5M renovation of one of the former woolen mills for residences/mixed use. The City is also working with the owner of the former International Woolen Mill to explore reuse options for a series of buildings & property along the Mousam River. The **Target Area includes a renewable energy component, a small area of federally designate floodplain, & is located along a waterway, the Mousam River & Number One Pond (OFC)**, which once fueled the mills.

Many residential & nonresidential buildings in the **Target Area** are degraded & have negative impacts on neighbors & the City in general. Based on significant need in the **Target Area**, most assessment & cleanup funds will be spent on the former CGA site & mills, while planning & community outreach efforts will extend into the adjacent innercity neighborhood & Downtown as their economic fates are tied to the condition of the contaminated & blighted Mill District. With cleanup & redevelopment of the former CGA site & mills, the City will be able to offer developers economical renewable energy as a reason to come to Sanford. The **City plans to build on & update planning & market studies to weave renewable energy options into rehabilitation of former mills when it offers developers assessed & remediated sites (OFC)**. Without this grant, the City will struggle to secure developers because of the burden of unanswered questions about contaminants, even with a renewable energy option.

1.a.ii. Description of the Priority Brownfield Site(s) – According to MEDEP, there are over 100 contaminant spill sites & documented releases of hazardous substances & petroleum in Sanford. Of those, **23 BFs sites are in the Mill District** including 2 former woolen mill properties; one which is privately owned but in a severe state of disrepair due to company bankruptcy; the other, an abandoned fire-consumed textile mill. These sites are located adjacent to shoreland zones contiguous with the Mousam River (OFC). **The City has not taken these properties due to contaminant complexities** (asbestos, lead-paint, PCBs, fire-related ash, hazardous materials in former mills; documented underground petroleum storage tanks & contamination are pervasive), which need to be assessed & cleaned up. The City **acquired the former CGA site, located in our Target Area in April 2010 by involuntary acquisition for failure to pay property taxes.** The 17-acre property was a pre-cast concrete manufacturer in the late 1960s & a circuit board company from the late 1970s to 1991. Over 3,000 tons of circuit board waste coated with copper & heavy metals sat in piles 15’ high until 2018 when MEDEP removed the materials & **left the City with a vacant site with heavy metal-laden soils.** The site is located next to a former public water supply well, where copper was detected in groundwater. Open to the elements, wind blows soil dust to nearby low income residents, many who live in a trailer park, compromising their health & City water.

1.b. Revitalization of the Target Area

1.b.i. Overall Plan for Revitalization – The City will focus on the **Target Area** using its **vision of cleaning up & redeveloping the former CGA site for solar tied to the virtual grid to attract developers to rehab former mills for new mixed uses & employment.** This initiative is consistent with Sanford’s **Comprehensive Plan, plan to rehab the Mill District, renewable energy & redevelopment goals in EPA’s AWP grant, Downtown/Mill District Redevelopment Strategy, Stenton Mill Area Revitalization Workshop, Lafayette Neighborhood Planning initiative, & community plans to use the former CGA site for a solar farm** (see 1.2.i)(OFC). We are confident that assessment & cleanup will help developers see potential for redevelopment & build on successes, like the redeveloped Sanford Mill for mixed use, but now with a sustainable energy option. Establishing a renewable energy component will draw redevelopment & investment to Sanford rather than nearby communities, reducing sprawl in the region. We believe that a redeveloped Mill District will foster economic investment in the area where currently, environmental barriers hinder redevelopment. Using solar & the virtual grid aligns with **EPA’s AWP grant** & the City’s land use, economic & revitalization efforts for a more sustainable & energy-efficient community, including **new jobs within walking distance of low income residents.**

Due to our limited financial resources, MEDEP prepared an **Analysis of BFs Cleanup Alternatives (ABCA) to help facilitate redevelopment of the former CGA site for renewable energy, which aligns with our Target Area,** as well as to create a trail head, close a gap between 2 popular recreation trails, and provide access to a 23 mile network of ATV & 31 mile network of snowmobile trails (OFC). The ABCA lays the ground work to cleanup the former CGA site, allowing the City to focus other resources on cleaning up the Mill District to ready the area for solar from the virtual grid. The City anticipates other cleanup opportunities in the Mill District over the life of the grant (see 1.a.i).

Community Need/Issue	Proposed Redevelopment
Create new, safe affordable housing for low income residents & commercial	New, mixed income/uses & jobs in former mills, stimulating private investment in upgraded housing in innercity

uses to enhance tax base/vibrancy/jobs	neighborhoods & greater income security for residents
Prevent further erosion of tax base & loss of jobs by removing blight	Renovate/repurpose vacant BFs for renewable energy, new industries, jobs in walking distance of low income residents
Reuse existing & extend new infrastructure, sustainable energy alternatives	Use existing sewer, water, natural gas, transportation; City is currently extending fiber optic network to attract 21 st century industries; solar on contaminated site to feed Mill District
Address environmental concerns/stimulate economic development/new jobs for residents in nearby residential/commercial neighborhoods	Remediate contaminated sites to address environmental impacts on nearby residents & stimulate economic investment in the Mill District, innercity neighborhoods, & Downtown

1.b.ii . Outcomes and Benefits of Overall Plan for Revitalization – Sanford is a compact, liveable community that is increasingly attractive in the 21st century. Most homes & businesses are clustered along a central arterial (Main St), the Mill District, & River, an undeveloped greenbelt **flowing through the Target Area (OFC)**. Schools are within bicycling/walking distance of most residents. Innercity neighborhoods, the Mill District, & Downtown are served by sidewalks.

Redevelopment of the former CGA site with a solar farm & virtual grid to energize former mills will bring new life to the entire area. Developers will create, & enhance existing workforce housing & commercial centers. New jobs, within walking distance of low income residents, will further link residents to commerce & recreate a bustling pedestrian atmosphere, expand the tax base, increase property values, facilitate preservation of green space & close gaps in trails (1.3 mile Downtown Connector in proposed Trails Master Plan), in the **Target Area**, consistent with local goals & sustainability principles. Expanding access to renewable energy will further our commitment to redeveloping the Mill District & attract new residents & businesses, which will encourage investment in innercity neighborhoods & Downtown, all consistent with the City’s Plans (see 1.b.i) **(OFC)**.

The City is starting to see investment in the community & the **Target Area** For example, Southern Maine Healthcare is planning a \$34M investment (MaineBiz, Jan 2019) in its Sanford medical campus, which is expected to bring jobs & additional safe & affordable housing to the **Target Area**. Working in partnership with a private developer, a 50 MW solar farm was recently permitted by the City & MEDEP at the Sanford Airport. This solar energy project is the largest installation in the State & the only one in the country to be located on an airport. Redeveloping the former CGA site & a nearby landfill will expand the City’s solar generating capacity to approximately 64 MW.

Outcomes from this grant will be measured by new development in the Target Area (housing starts tracked by Planning Dept; new jobs tracked by Sanford Regional Economic Growth Council; expanded tax base/property values/acres green space conserved/accessed tracked by City Tax/Assessing data).

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Leveraging Resources – Because of the City’s limited financial resources & sizeable low income population, Sanford works hard to maximize combined funding sources to implement projects so success is greater than the sum of each. Our entrepreneurial spirit underlies virtually all of the major initiatives we tackle. The new Mill District road, Heritage Crossing,

was completed with Tax Increment Financing (TIF), bond, & private financing to attract developers like Northland to the Sanford Mill. Sanford will advocate for developers' existing & potential funding, such as grants &/or loans through state & federal programs, the Southern Maine Planning & Development Commission's (SMPDC) Revolving Loan Fund, CDBG, & other programs. The City will provide in-kind resources, including personnel (financial management, engineering labor oversight, public meeting assistance, staff & public safety coordination) & select materials (clean fill, stone, temporary fencing) to support initiatives associated with this grant.

Source	Purpose/Role	Amount (\$)	Funding Status
City of Sanford	Staff time to ID/secure funds & coordinate mtgs w/developers, agencies, property owners, public	\$51,162	Secured (Att A) See in-kind support for 4 Tasks described in 3.a.
Sanford Regional Economic Growth Council (SREGC)	Includes educating/reaching out to developers & members; crafting public-private partnerships	\$6,000	Secured (Att A)
Economic Development Administration (EDA)	45 mile fiber optic network serving Target Area & Mill District with competitive advantage for redevelopment & new jobs	\$769,209	Secured (Att A) Total project cost \$2.4M (City making up the difference)
Solar Developer	Private investment in redevelopment of former CGA site, once cleaned up	Variable	Potential (see attached letter)
SMPDC	SMPDC has a \$1M BFs Revolving Loan Fund & Program Income dedicated to assessing & cleaning up BFs	Variable	Potential (see attached letter)
MEDEP BFs Assess 128A/ Cleanup Grants	City eligible for assessment/cleanup funds for BFs. Received funds for supplemental Ph II for former CGA site, City will continue to apply as needed	Up to \$50,000	Potential (see attached letter)
TIF	Mill District is in a TIF; funds eligible for road, open space, trail, sidewalk (\$1.6M TIF/\$4M grant leveraged \$35M private)	Variable	Potential (TIF areas may be designated or expanded, as necessary)
Capital Improvement Plng (CIP) & Bonding	CIP & bonding may be used to acquire sites, contribute to cleanup	Variable	Potential (CIP/bonding may be used/ expanded, as necessary)
Grants/loans - required matching funds	Apply to help finance redevelopment, (CDBG, State 128A BFs fund, MEDOT Planning Partner Initiatives, etc.)	Variable	Potential
State & Federal Historic Preservation Grants	Mill District on National Register. Tax credits integral to redevelopment. ME Historic	Up to 20% federal/25% state	Potential (the Mill District is on the National Register)

	Preservation Commission authorizes tax credits for approved projects	tax credit	
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1.c.ii. Use of Existing Infrastructure – Redevelopment of the former mills will allow for reuse of fully served commercial/industrial space in the core of the community. In addition to reuse of vacant industrial structures, redevelopment will be used/supported by existing water & sewer infrastructure. Natural gas was recently extended into the **Target Area**, a goal of the **EPA’s AWP grant**. Public transit is provided by York County Community Action Corporation (YCCAC), which is headquartered in the **Target Area**. Heritage Crossing, which connects 2 main roads in the Mill District, was recently constructed & the area was upgraded with lighting & sidewalks to beautify & complement it (2010-2011). Gateway Park, which includes several former BFs, & trails developed along the Mousam River link Sanford’s urban areas, including the Mill District, innercity neighborhoods, & Downtown to the new high school & more suburban parts of the community. The City is in the process of constructing a 45 mile fiber optic network, which will serve the **Target Area** with high speed internet, greatly enhancing the opportunity for new jobs within walking distance of potential future employees. The City’s experience with permitting the 50 MW solar farm at the Airport will help in crafting a public-private partnership to fund & redevelop the former CGA site & create the virtual grid (see 1.a.i). The solar projects, fiber optics, Heritage Crossing, Gateway Park, trail development, & Sanford Mill redevelopment all **reflect the City’s ongoing efforts to support sustainable practices** by reusing & enhancing existing development & incorporating smart growth principles in redevelopment activities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding – The Mill District is only 25% occupied (City Assessor, 2018). Our **Target Area** has a higher density & concentration of sensitive populations (low income, children, women of child-bearing age) & **are disproportionately impacted by BFs** because of exposure to contamination. Sanford’s median household income (\$45,563) is 73% lower than York County (\$62,618). (2017 American Community Survey) Health of residents in/near the Mill District is disproportionately impacted by recent fires & BFs, raising concerns about environmental justice.

The problems noted above divert the City’s limited financial resources from BFs (\$126,000 for firefighting, demolition, legal costs, millions to demolish Stenton, & over \$500,000 lost valuation to date; City Manager, 2018). The City has a higher unemployment (4.5%) & poverty rate (17.2%) than York County & the State. It also has a lower per capita income, median income, & percent residents holding higher educational degrees & a higher unemployment rate. (2017 American Community Survey) As a result, **Sanford lacks many ingredients that drive successful mill redevelopment – higher income, larger population, tourist economy, direct highway access, connection to a university or research center.** This grant will provide funding for environmental, cleanup, planning activities, & redevelopment that otherwise would not take place & sensitive populations will continue to be negatively impacted.

2.a.ii. Threats to Sensitive Populations

2.a.ii (1) Health or Welfare of Sensitive Populations – The City **desperately needs safe, affordable housing & jobs** in our **Target Area** for existing residents & to attract new residents. Residents of densely developed & deteriorating, innercity neighborhoods bear the greatest burden of BFs. They

are the ones who lost jobs when manufacturers abandoned the mills & housing from recent fires & disinvestment because of the stigma of nearby BFs. They are among Sanford's lowest paid workers & struggle on the bottom rung of the economic ladder.

- 72% renters in Sanford qualify for rent-restricted units assuming incomes up to 60% AMI for a 4-person household (*Sanford Area Market Assessment*, Sanford Housing Authority, 2015)
- Nearest affordable housing is East Side Acres, 47-units of low income housing, where tenant incomes are 50% of City's median. Within ¼ mile are 187 units of Section 8 housing, where tenant incomes are ½ or less of median (Sanford Housing Authority, 2018)
- 75.9% of students at the Lafayette Elementary School, adjacent to recent fires, qualify for free/reduced lunch, more than double the state average of 36.4%. (Sanford School Dept, 2018)
- Households Receiving Food Stamps: Sanford 24.5% vs York County's 12.9%, more than twice the households, illustrating low-income residents (2015 American Community Survey)
- Percent Below Poverty: Sanford 17.2% (vs York County's 8.5%), further demonstrates **disproportionately impacted residents** (2017 American Community Survey)

Upon award of this grant, ***we will use funding to conduct Ph IIs on properties within the Target Area & cleanup the former CGA site*** with the goal of redeveloping them in a way that eliminates welfare & public health issues, revitalizes the Mill District, innercity neighborhoods, & Downtown, provides opportunities for ***residential & nonresidential redevelopment of former BFs, encourages new investment in adjacent, deteriorating innercity neighborhoods, provides jobs for low income residents, increases access to recreation***, & stimulates community pride & involvement. Specifically ***cleaning up the former CGA site will facilitate the City's goal of providing sustainable renewable energy to future developers in the Mill District***, thereby improving the welfare of our community (OFC).

2.a.ii (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions – Within our **Target Area**, blighted mills significantly impact Sanford's growth as residents look for safer/healthier locations & developers bypass our deteriorated mills to invest in nearby communities, contributing to sprawl. Residents living in the shadow of the former CGA site have the potential to be impacted by dust laden with heavy metals that blows into their yards & potential to be impacted by heavy metals leaching into groundwater. Impacts to the health of residents within our **Target Area** include:

- Ongoing stress & associated health impacts on residents: Innercity residents live with fear for life & limb, feeling unsafe in their homes, & exposure to the opioid epidemic. (*Vacant mill building may smolder for days in Sanford*, 6/24/2017; *Community in crisis: Battle against opioids rages in beaten-down Sanford*, 4/1/2017 updated 1/5/2018; Portland Press Herald).
- Asthma Rates: ME has some of the highest rates of asthma in the country. Recent data show 11.7% of ME adults currently have asthma compared to 8.9% nationally. In children, the rate of current asthma is 9.1% & 8.1% nationally. (2016 ME CDC)
- Blood Lead Levels in Children: **Childhood Lead Poisoning in ME** indicated that 5 communities, including Sanford, accounted for 40% of all newly identified children with elevated blood lead levels in ME. **Sanford has 2.0% of children with elevated blood lead levels vs statewide average of 1.3%**. (2008 ME Department Health & Human Services; most recent available State data)
- Substandard Housing: The study also said more than 80% of children in the 5 communities for **lead poisoning live in substandard rental housing**, mostly near mills & BFs.

2.a.iii (3) Economically Impoverished/Disproportionately Impacted Populations – The extent of vacant properties in the **Target Area** (75%, City Assessor, 2018) & depressed property values in nearby residential neighborhoods is daunting (see statistics in 2.a.i & ii (1) & (2) above) & further exacerbates a lack of job opportunities & loss of population. Vacancies & poor housing conditions (average depreciated value of 10-15%, City Assessor, 2018), contribute to increased demand for emergency services, further burdening City finances. **The reduced tax base of the Mill District, innercity neighborhoods, & Downtown of over \$500,000 in our Target Area, (City Assessor, 2018)**, is hindered further by increasing disinvestment in nearby areas further reducing the City’s ability to address problems & attract developers. The presence of BFs, including the Stenton Mill, now a burned out skeleton of itself, further impacts the larger community by expanding blight into surrounding neighborhoods along with fire-related ash & other airborne debris. These impacts further exacerbate Sanford’s “run-down” appearance & image. **“This down & out image deters new investments in housing, depresses home values & owner-occupancy.”** (Jim Nimon, Executive Director, Sanford Regional Economic Growth Council, 2018)

2.b. Community Engagement

2.b.i Community Involvement

Partner Name	Point of Contact & Contact Info	Specific role in project
Sanford Regional Economic Growth Council	James F. Nimon, Ex. Dir. 207-324-9155 ifnimon@sanfordmaine.org	Work w/developers on redevelopment, attend developer mtgs, post development opportunities on website, help prepare strategies.
Sanford Housing Authority	William Keefer, Ex. Dir. 207-324-6747 bkeefer@sanfordhousing.org	Provide Sec 8 vouchers, build afford housing, contact residents in Target Area .
Lafayette Neighborhood initiative (in Target Area), includes residents, 5 social service organizations, & <i>GrowSmart</i> Maine	Nichole Ivey, Strategies for a Stronger Sanford 603-767-0253 nivey@strongersanford.org	Prepare neighborhood plan to guide redevelopment/investment, encourage participation in discussions/mtgs to ID issues, offer advice about redevelopment, coordinate w/ neighborhood, help prepare strategies.

2.b.ii. Incorporating Community Input – Since 2004, the City has conducted extensive public outreach & fostered interactive participation in revitalizing the Mill District (& **Target Area**). Specific Community Involvement activities will include the following:

- 1. Community Site Selection:** Continue to report status of Program & announce meetings on website. After public & Brownfield Advisory Committee (BAC) weigh in, sites will be selected for Ph Is.
- 2. Community Cleanup Planning:** The City will hold public meetings to discuss design, reuse, & cleanup options for each site. Public meetings will be advertised in local newspapers, on City’s website, by mailings & personal invitations to residents in innercity neighborhoods most affected by BFs, including Lafayette. To solicit more public input at meetings, the City will use a “key pad polling” system which allows the audience to provide opinions through a remote clicker system.
- 3. Community Engagement:** All City Council meetings are open to the public, televised on local-access cable TV, & live streamed. Agendas will be distributed to the media & interested parties, & will

be posted on bulletin boards. At all meetings, the public will be invited to submit written comments to Planning Director & the City will post presentation materials on our website.

4. Community Involvement & Responses: The City will provide 14-30 day comment periods. Hard copies of all materials will be available at public meetings & repositories & digital copies & presentations will be posted on our website. Community Partners will provide meeting support & information links on their websites & mailings. These efforts have & will continue to successfully inform the public. All comment will be taken into consideration in finalizing strategies.

The City will use the following tools, which have been successful in past BFs efforts:

Outreach	Activity Description
Sanford Website	Notices about public meetings, meeting minutes, project updates, reports, & presentations, & will be updated regularly.
Information Repository	City & public library will serve as location for hard copies of all program-related documents for review by the public.
Public Meetings	Up to 4 public meetings will be held during/after site selection. Meeting announcements & project updates will be broadcast on Public Access TV/live
Newspaper	Up to 5 releases re grant funding will be used to publicize activities in local
Email	Use email networks to announce & promote the program, solicit input, advertise meetings, & disseminate outcomes.
Social Media	Use Facebook to promote the availability of BFs Assessment Grant monies & successful BFs redevelopment.

All public notices will publicize state TYY line, made available for those who need language services. Translators at Goodall Hospital & other strategies will be used to assist with translations of oral/written materials to accommodate the community when communication barriers arise.

TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities – For this grant, the *City acknowledges a \$40,000 cost share* associated with the cleanup of a priority site (former CGA Site) in the **Target Area**. In addition, the City will provide in-kind labor & personnel resources for programmatic activities & grant administration. The *City’s in-kind costs are captured in Section 1.c.i under leveraging & are not repeated or included here*. However, the City does anticipate a significant amount of coordination will be included during the management of this grant.

Task 1 Cooperative Agreement Oversight: City will manage the grant & select a QEP for grant award (1st Q) & provide all quarterly & closeout reports. (yr 1-5) We anticipate up to 2 people attending up to 2 BFs conferences. The City has not included any City-personnel costs as these are considered in-kind & captured as leveraged funding. *Outputs:*

- a) BFs conferences: \$8k Haz (2 people/2 conf) includes airfare, hotel, meals, misc travel expenses
- b) Miscellaneous supplies: \$2k Haz (ads, postage, photocopying, etc.)
- c) **Total for Task 1 = \$10,000**

Task 2: Community Outreach & Engagement: The City will continue to follow the Community Outreach Program used to date. (yr 1-5) Key players include our BAC & participation at following meetings – 4 City Council, 4 BAC, 4 community, 4 mill owner & general public information meetings. Participation will include televised/streamed City Council meetings, notices in newspapers, press

releases, & handouts. Outputs: ~ 16 mtgs, 8 public notices, 1 factsheet

- a) Meeting attendance by QEP: \$12k Haz (\$120 x 100hrs)
- b) Miscellaneous supplies: \$2k Haz (ads, postage, photocopying, etc.)
- c) **Total for Task 2 = \$14,000**

Task 3: Planning Activities (OFC): There has been a lot of change in the **Target Area** since a market analysis (1995 & 2005) & **EPA's AWP grant** (2010) were completed. City will select contractors through a Request for Proposals (RFP) or Request for Qualifications (RFQ) process & update these plans to support end use planning, including a market analysis to identify potential end uses & an updated development plan that considers renewable energy strategies, human capital needs, income diversity, & employment opportunities. (yr 1-2) The market analysis & development plan will include 6 meetings including 2 Council meetings & 4 Community meetings, 2-3 brochures, 2 drafts & 1 final report. The development plan will evaluate business to residential needs in the community; new technologies to support existing & attract new businesses, & transition to renewable & sustainable alternatives **(OFC)**. Outputs: market analysis & development plan & 5 site reuse plans.

- a) City support: \$10,000 (staff \$9,375=(\$75 X 125hrs); \$625(copies, mtg notices, handouts)
- b) Market Analysis: \$40,000 (\$100 x 350 hrs)=\$35,000; \$5k(reports, brochures, mtg handouts)
- c) Development Plan: \$35,000 (\$100 x 300hrs)=\$30k; \$5k(2 reports)
- d) Site Reuse Planning: \$85,000. **Specific site activities included in Task 4C below.**
- e) **Total for Task 3 = \$170,000 (OFC- 20% + of grant monies)**

Task 4 Assessment, Reuse Planning and Cleanup Activities:

Task 4A: Phase I ESAs Activities: After securing access to the site, we anticipate that our QEP will complete up to 6 Ph Is in accordance with ASTM (1527-13) & AAI in the **Target Area**. (yr 1-4) The City will continue public communication & involvement of the general public & innercity neighborhoods, abutters, & owners. (yr 1-5) Outputs: 6 Ph Is (6 haz)

- a) Site costs: (\$5k x 6=\$30k), including haz building inventories.
- b) **Total for Task 4A = \$30,000**

Task 4B: Phase II ESAs Activities: Selection will be based on redevelopment/housing/economic development potential & access. QEP-conducted Ph II Investigations may include monitoring wells, soil boring, test pit excavation, soil, groundwater & haz bldg. mat sampling (asbestos etc). The City & QEP will work with property owners to obtain access, provide public information, & receive citizen input through the BAC, hearings, & community meetings & will coordinate with MEDEP & EPA. (yr 1-5) Outputs: 5 Ph IIs (5 Haz, w/SSQAPPs)(**Total \$216k**)(~\$43k per site x 5)

- a) Site specific costs per site (approx): QAPP (\$4-5k), 1-2 days drilling (\$3-6k), Analytical (\$5-7k), Asbestos/Lead/Univ Waste (\$6-8k), Field support (\$6-8k), Report Preparation (\$7-10k).
- b) **Total for Task 4B = \$216,000**

Task 4C: Site Reuse Planning (OFC): The City & QEP will work with property owners & interested parties to prepare reuse plans for select sites. (yr 1-5) The City plans to use Reuse Planning monies at the former CGA site to evaluate specific needs of developing solar on the site once cleaned up. Solar Reuse includes evaluating driving piles to support solar panels, specific capping design for solar, & interconnection capacities. (yr 1) For the International Woolen site, Reuse Planning includes transportation access & geotechnical/structural assessment of the buildings for reuse. (yr 2-3) For other BF's sites, Ph II results & reuse plans/Cleanup Plans for select sites will be based on specific or

potential reuse scenario(s). (yr 2-5) Cleanup Plans will evaluate cleanup for each contaminant exceeding applicable ME & federal guidelines. Remedial actions will be compared & evaluated based on cost, feasibility, & effectiveness in protecting human health & the environment. The City will coordinate with EPA & MEDEP under VRAP. Outputs: 5 Reuse Plans

- a) Reuse Planning: former CGA: \$20k, International Woolen: \$45k, 3 Other Reuse Plans-\$21k (~\$7k per site).
- b) **Note: Total Costs provided above in Task 3.**

Task 4D: Priority Site Cleanup (former CGA Site): This task includes QEP-generated engineering design & contractor costs for management of impacted media at the site, including but not limited to capping of contaminated soil. **Costs were detailed in a site-specific ABCA.** Outputs: Cap construction & Eng Specs, remediation, VRAP summary report, MEDEP VRAP Certificate of Completion. **Approx. Total = \$400,000** for fencing, engineering design, capping oversight & installation of a soil eng cap (116,000 sf w/2' cover- per ABCA), permitting, VRAP fees, deed restriction, legal. (yr 1)

- a) VRAP applic/workplan: \$10k (\$100 x 100hrs)(**Total = \$10,000**)
- b) Eng: Plans & Specs \$20k (\$125 x 160hrs); permitting \$10k (\$125 x 80hrs) (**Total = \$30,000**)
- c) MEDEP & EPA review, bidding, pre-bid, contractor coord: \$5k (\$100 x 50 hrs)(**Total = \$5,000**)
- d) VRAP closure \$10k (\$10k = \$100 x 50hrs); deed restriction (\$5k, legal/filing)(**Total = \$15,000**)
- e) **Totals(\$400k): Engineering (subtasks a-d)-\$60k + cap construction \$300k (=\$360k)**(grading, capping materials, backhoe/heavy equip, vegetative clearing, oversight) **+ \$40k, the City will provide in cost share monies**, in addition to in-kind assistance described in 1.c.

3.b. Cost Estimates and Outputs

Budget Categories	Task 1 Program Oversight	Task 2 Community Outreach	Task 3 Planning Studies	Task 4 Ph I/Ph II/ Cleanup	TOTAL COST
Personnel	\$0	\$0	\$10,000	\$0	\$10,000
Fringe Benefits*included above	\$0	\$0	\$0	\$0	\$0
Travel	\$8,000	\$0	\$0	\$0	\$8,000
Supplies	\$2,000	\$2,000	\$0	\$0	\$4,000
Equipment					
Contractual	\$0	\$12,000	\$160,000	\$606,000	\$778,000
Other :					
Total Direct Costs	\$10,000	\$14,000	\$170,000	\$606,000	\$800,000
Indirect Costs					
Total Federal Funding					\$800,000
Cost Share				\$40,000	\$40,000
Total Budget	\$10,000	\$14,000	\$170,000	\$646,000	\$840,000

3.c. Measuring Environmental Results - Sanford's BFs program is woven into its 2005 Comprehensive Plan, Bartram & Cochran's 2005 Planning Study, 2010 EPA's AWP grant, 2017 Stenton Mill Area Revitalization Plan, 2017 Mill District/Downtown Redevelopment Strategy, &

2018-2021 Lafayette Neighborhood initiative, & goals for solar energy generation. All our plans demonstrate an ongoing commitment to building on past initiatives to lead to ongoing revitalization of the **Target Area** & creation of measures of success. In addition to these efforts, Sanford will prepare Quarterly Reports, update ACRES, & complete MBE/DBE reports. Outcomes: # Ph Is/Ph IIs/Ph III/Remedial Plans (added to our GIS – acres cleaned up), & community & BAC meetings. The City will seek feedback from Community Organizations & assemble data to track funds leveraged from assessments, cleanups, & reuse, housing starts, new jobs, tax base, & valuation. We will track # acres assessed, cleaned up, redeveloped, # MW of new renewable energy generation, job growth, & return to productive use, reducing environmental threats. A detailed work plan will be finalized upon award of the grant & its use will clearly indicate if a Task is not on schedule.

3. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure and Experience – *Our track record shows that we have sustainable commitment to not just clean up BFs, but to ensure redevelopment of the fabric of the community.*

- Management: Sanford has a well-developed management plan in place to track: **1)** properties assessed, **2)** acres cleaned up, **3)** # Ph I/Ph IIs, **4)** property values in the **Target Area**, **5)** MWs of new renewable energy generation, **6)** new jobs associated with redevelopment of **Target Area**, **7)** housing starts, **8)** recreational acres accessible/cleaned up & **9)** interest of community in the BFs program tracked by # “hits” on the City’s website. If a project is not on schedule, the City will work with the QEP & EPA to assess the issue & adjust the work plan accordingly. See 4.a.ii for strategies if City requires additional assistance.
- Staff Expertise: The City’s BFs Program will be directed by Elizabeth A. Della Valle AICP, Planning Director. Trained as a biologist & environmental planner, Beth has 38 years’ experience in community planning/development. **Beth has successfully managed numerous state & federal grants & will work closely with Steve Buck, City Manager & Jim Nimon, Executive Director of SREGC, which has been instrumental in working with property owners/prospective developers in structuring BFs redevelopment projects (e.g. Sanford Mill) & the Lafayette Neighborhood.** Just as the City works hard to maximize combined funding sources so success is greater than the sum of each, Sanford strives to integrate its BFs Program into its broader land use, economic & community development plans & strategies to maximize the benefits.
- Retain Project Leadership or Recruitment: The City strives to retain project leadership by using talented, dedicated staff (Treasurer, GIS, Assistant Planner, Code Enforcement, Fire Marshal, Public Works, Parks & Recreation) & providing incentives for career advancement.
- Procurement: The City believes in a competitive procurement process & solicits RFPs or RFQs. The RFPs/RFQs are reviewed by the City & the top submittals/firms are interviewed.

4.a.ii Acquiring Additional Resources – The City has access to additional resources, should unanticipated need arise, & will use the following resources to enhance its capacity:

- The City is bringing on an Assistant Planner, a new position, in February 2019. The new Planner, who has some experience with the BFs Program, will expand the capacity of the Department directly & open up additional time in the Planning Director’s schedule to manage this grant.
- Task 3 includes \$10,000, which may be used to contract for professional services to supplement City staff hours, if needed.
- The Planning & Development Department has a small line item in its annual budget for contractual services. Potential service providers include SMPDC, *GrowSmart* Maine, & private

contractors. This budget line may be supplemented in the annual budget process, if necessary.

4.b. Past Performance and Accomplishments

4.b.i Currently has or Previously Received an EPA Brownfields Grant

4.b.i (1) Accomplishments - Sanford’s 2012 BFs Grants have been fully expended/closed & all required quarterly reports have been filed. The Cooperative Agreement for Sanford’s 2018 BFs Assessment Grant was recently approved, our BAC has updated the City’s inventory of potential BFs sites, we are working with 2 property owners to schedule environmental assessments, & the MEDEP is nearing completion of a supp Ph II/cleanup plan for the former CGA site. There are other owners of potential BFs sites who are interested in assistance if funds become available. Funds in this grant are allocated to 5 sites in the Mill District & 2 sites located along key waterways outside the **Target Area**, which is the focus of this grant. Past funding has allowed Sanford to assess & cleanup properties & leverage over \$10.22 million in public & private investment.

BFs Grants	Type	Active/ Closed	Ph I	Ph II	Cleanup Planning
BF 96165901 (\$400k) (FY12)	Assess	Closed	5	6	0
BF 96167101 (\$200k) (FY 12)	Cleanup	Closed	*NA	*NA	1
BF 00A00457 (\$300k) (FY 18)	Assess	Active	5**	6**	2**
**planned					

Funding received to date as well as potential new funding will continue to be quantified - # properties assessed, # Ph Is & Ph IIs, # acres of land cleaned up/redeveloped, # housing starts, # new jobs, tax base & valuation in the **Target Area**. Sanford forged a successful public-private partnership with Northland Investments to redevelop the Sanford Mill, an EPA Phoenix Award recipient. Currently the City is working with 3 developers, 2 interested in redeveloping the former CGA site for solar & 1 interested in redeveloping a former textile mill for mixed use. Building on our City Manager’s successful presentation about Sanford’s solar initiatives, including those on the former CGA & other BFs sites at a 2018 Solar Conference in Boston, we anticipate continued success using public-private partnerships to redevelop the **Target Area**.

Outputs: Past grant funds were used to update BFs inventory; Community Outreach Mtgs (~24); (ASTM) Ph I (31); Ph II (20); BAC mtgs, soliciting input from residents, MEDEP, EPA, interested stakeholders; BFs Conferences; developer/mill owner mtgs, & general outreach about BFs.

4.b.i (2) Compliance with Grant Requirements – To date, we have successfully & accurately completed all required reporting & managed QEPs within scope of project/grant requirements. We have 1 recently awarded, open grant, whose assessment funds are fully allocated.

Compliance with Grant Requirements: Sanford has submitted quarterly reports, broken down tasks completed & reported financial information for past grants; worked closely with MEDEP/EPA, held numerous BAC meetings, informed state/federal representatives of activities, reported MBE/DBE/WBE participation, & accurately reported/inputted data into ACRES.

4.b.ii. Has Not Received an EPA Brownfields Grant – NA

4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreement – NA

ATTACHMENT A – Letter of Leveraging Support



City of Sanford, Maine

Office of the City Manager

919 MAIN STREET, SANFORD, MAINE 04073
(207) 324-9173 FAX (207) 324-9124

City Council

Thomas P. Cote, Mayor
Lucas J. Lanigan, Deputy Mayor
Maura A. Herlihy
Joseph R. Hanslip
John L. Tuttle, Jr.
Robert G. Stackpole
Ayn Hanselmann

City Manager
Steven R. Buck

November 15, 2017

To Whom It May Concern:

As City Manager, I commit the City of Sanford to providing *at least* \$51,162 of in-kind services to support the successful implementation of our FY 2019 Multipurpose Grant application (\$800,000 for Hazardous Substances), including GIS; economic development; planning support; owner coordination/community outreach; coordination with QEP, MEDEP, EPA, and property owners; planning for reuse; and Department of Public Works oversight for cleaning up the CGA site, based on the following estimated hours and rates:

Position	Hours	Rate	Subtotal
Planning Director	500	\$59.92	\$29,960
Assistant Planner	125	\$44.90	\$ 5,612
Treasurer	67	\$51.75	\$ 3,467
GIS	27	\$85.00	\$ 2,295
Public Works	100	\$60.00	\$ 6,000
Code Enforcement	50	\$54.21	\$ 2,710
Fire Marshal	25	\$44.70	\$ 1,118
Total	894		\$51,162

In addition, the Department of Public Works will provide loam and dispose of inert & other waste remaining on the CGA site (estimated cost of approximately \$100,000) to prepare it for cleanup efforts and redevelopment.

Please, also note that this commitment does not include an estimate of time the Executive Director of the Sanford Regional Growth Council, an independent organization that partners with the City as its economic development arm, to meet with potential developers and structure any public-private partnerships associated with redevelopment of Brownfields.

Thank you for consideration.

Sincerely,

Steven R. Buck
City Manager





917 Main Street, Suite D
Sanford, ME 04073
Phone: 207-324-9155
Fax: 207-608-4114
www.sanfordgrowth.com

January 24, 2019

Elizabeth A. Della Valle, AICP
Director of Planning & Development, Brownfields Coordinator
City of Sanford
919 Main Street
Sanford, ME 04073

Re: Leveraging Brownfields for Economic Development

Dear Beth:

I am pleased to write on behalf of the Sanford Regional Economic Growth Council (SREGC) to inform you of our intention to continue our role in marketing Brownfields sites in Sanford to potential developers. The SREGC is a private 501(c)(6) development corporation governed by a seven-member board of directors that includes membership from Sanford businesses and development interests. The SREGC was established in 2009 to consolidate and strengthen private and public economic development efforts in the Sanford Region by encouraging the creation and retention of jobs and the investment in real and personal property in order to improve the tax base.

One of the key objectives of the SREGC partners is the redevelopment of Sanford's historic Mill District, which was once the economic engine for this community and region. Energy to power this transformation will soon come via the Sanford Energy Redevelopment Corridor, which connects the Mill District to a brownfield site in South Sanford which is being cleaned up and redeveloped for solar power production. The site will power a virtual grid that will provide renewable solar energy to the Mill District to support redevelopment activities there.

Several exciting opportunities have emerged within the District over the last few years including: the City's construction of a much-needed road to support and facilitate redevelopment of the Mill District; receipt of a coveted pilot grant from the EPA to establish a vision of the Mill District and ensure achievable action steps (Weston & Sampson's Area-Wide Plan); and co-hosting the Stenton Mill Area Revitalization Workshop (a workforce housing design charrette).

More recent Mill District activity includes: Northland Enterprises' successful redevelopment of the former Sanford Mill into a multi-million dollar mixed-use development which the EPA recognized with its 2015 Phoenix Award; and mill owner and developer interest in assessment



January 24, 2019

Page 2

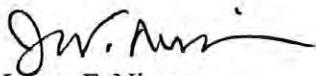
and cleanup of the International Woolen Mill and the Stenton Mill. Our successful partnership with the City of Sanford and our coordinated approach to assessment, cleanup, and redevelopment of Brownfields sites has gone a long way in restoring the Mill District and surrounding neighborhood's historic economic role in the community and region.

These activities send a powerful signal to other developers about the development potential of Brownfields sites. But all of this depends on maintaining momentum. While there is renewed and sincere interest in the Mill District, particularly in the Stenton Trust Mill site, it is contingent on Sanford's ability to offer a cleaned up site, which will happen only with the support of a new Brownfields Multipurpose Grant. The SREGC pledges to continue working with the City to market and redevelop the Mill District by:

- Publicizing the City's Brownfields Program on our website, in our newsletter and on social media;
- Reaching out to our business partners to participate in community outreach events;
- Hosting community events, such as a Brownfields Redevelopment Open House;
- Actively showing developers around the Mill Yard property and buildings;
- Organizing and attending meetings with development interests and the City;
- Working with developers and the City to prepare redevelopment strategies;
- Supporting analysis and studies needed for a renewable energy option for the Mill District associated with redeveloping a cleaned up site as a solar energy production facility; and
- Structuring economic development agreements to support successful redevelopment, as we did with Northland Enterprises at the Sanford Mill.

We remain strongly committed to Sanford's economic improvements, and as part of our annual workplan, consider the Mill District and adjacent Downtown Center a priority area in our ongoing efforts. These items represent approximately 150 hours of staff time each year and services worth an estimated \$6,000 from the Growth Council. Please let us know how else we can be supportive of the City's Brownfields efforts moving forward.

Sincerely,



James F. Nimon
Executive Director

GRANT COOPERATIVE AGREEMENT

FINANCIAL ASSISTANCE AWARD

FEDERAL AWARD ID NUMBER
01-01-14741

RECIPIENT NAME
City of Sanford

PERIOD OF PERFORMANCE
24 months from grant award

STREET ADDRESS
919 Main Street

FEDERAL SHARE OF COST
\$ **769,209 .00**

CITY, STATE, ZIP CODE
Sanford, ME 04073-3545

RECIPIENT SHARE OF COST
\$ **769,209.00**

AUTHORITY
Public Works and Economic Development Act of 1965, as amended, (42 U.S.C. Section 3121, et. seq)

TOTAL ESTIMATED COST
\$ **1,538,418.00**

CFDA NO. AND NAME
11.300 Public Works and Economic Development Facilities

PROJECT TITLE
Fiber-Optic Broadband Infrastructure

This Award Document (Form CD-450) signed by the Grants Officer constitutes an obligation of Federal funding. By signing this Form CD-450, the Recipient agrees to comply with the Award provisions checked below and attached. Upon acceptance by the Recipient, the Form CD-450 must be signed by an authorized representative of the Recipient and returned to the Grants Officer. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may unilaterally withdraw this Award offer and de-obligate the funds.

- DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE STANDARD TERMS AND CONDITIONS (DECEMBER 2014)
- R & D AWARD
- FEDERAL-WIDE RESEARCH TERMS AND CONDITIONS, AS ADOPTED BY THE DEPT. OF COMMERCE
- SPECIAL AWARD CONDITIONS
- LINE ITEM BUDGET
- 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101
- 48 CFR PART 31, CONTRACT COST PRINCIPLES AND PROCEDURES
- MULTI-YEAR AWARD. PLEASE SEE THE MULTI-YEAR SPECIAL AWARD CONDITION.
- OTHER(S): EDA Standard Terms and Conditions for Construction Projects - February 12, 2016

SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER

Linda Cruz-Corral

DATE

9/29/16

PRINTED NAME, PRINTED TITLE, AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

Steven Buck, City Manager

Steven Buck

DATE

11/15/16

SPECIAL AWARD CONDITIONS
U.S. DEPARTMENT OF COMMERCE
Economic Development Administration (EDA)

CONSTRUCTION PROJECTS: Public Works Assistance under Section 201 of PWEDA Program

Public Works and Economic Development Facilities Program

Project Title: Fiber-Optic Broadband Infrastructure.	
Recipient Name: City of Sanford, Maine	Project Number: 01-01-14741

1. This EDA Award supports the work described in the approved final scope of work, which is incorporated by reference into this Award, as the *Authorized Scope of Work*. All work on this project should be consistent with this *Authorized Scope of Work*, unless the Grants Officer has authorized a modification of the scope of work in writing through an amendment memorialized by a fully executed Form CD-451.

This project will construct an open access, non-discriminatory municipal fiber-optic broadband network to support the Mill Yard Complex, Sanford Industrial Park and other commercial enterprises. The *Authorized Scope of Work* for this project includes the construction or installation of the following:

- a) 15.63 miles of 144 strand fiber ring circling the center of Sanford with 0.75 miles of 288 strand fiber connecting the circling ring to the head end and optical network terminals;
- b) 9.80 miles of 144 strand fiber middle-mile fiber optic lateral running south from the city center ring to connect to the State of Maine "Three Ring Binder" middle-mile network in Wells, ME;
- c) A 10 gigabit connection from the city center ring to existing fiber running east along the State Route 111 corridor to connect to the State of Maine "Three Ring Binder" in Biddeford, ME;
- d) 17.17 miles of 24 strand fiber laterals connecting anchor institutions;
- e) A Point of Presence in City Hall capable of hosting telecommunications equipment. The Point of Presence will be 20 square feet capable of hosting 2 racks of equipment; and
- f) Fiber optic telecommunications equipment capable of providing reliable gigabit internet service to the anchor institutions and at least 200 other businesses located along the fiber rings and laterals.

2. The Recipient Contact's name, title, address, and telephone number are:

Steven Buck City of Sanford Phone: (207) 324-9173 Email: srbuck@sanfordmaine.org	City Manager 919 Main Street Sanford, Maine 04073-3545
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3. The Grants Officer is authorized to award, amend, suspend, and terminate financial assistance awards. The Grants Officer is:

Linda Cruz-Carnall Regional Director Fax: (215) 597-1063	Economic Development Administration 601 Walnut Street – Curtis Center Suite 140 South Philadelphia, PA 19106-3323
--	--

4. The Federal Program Officer (Area Director) oversees the programmatic aspects of this Award. The Federal Program Officer is:

Christopher Christian, P.E. Phone: (215) 597-8795 FAX: (215) 597-2908 Email: cchristian@eda.gov	Economic Development Administration 601 Walnut Street – Curtis Center Suite 140 South Philadelphia, PA 19106-3323
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5. The EDA Project Officer is responsible for day-to-day administration and liaison with the Recipient and receives all reports and payment requests. The Project Officer is:

Alan Schuetz, Jr., P.E. Phone: (215) 597-1074 FAX: (215) 597-2908 Email: ashuetz@eda.gov	Economic Development Administration 601 Walnut Street – Curtis Center Suite 140 South Philadelphia, PA 19106-3323
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6. **ADDITIONAL INCLUDED DOCUMENTS:**

In addition to the regulations, documents, or authorities incorporated by reference on the Financial Assistance Award form (Form CD-450) the following additional documents are included with and considered to be part of the Award’s terms and conditions:

- Economic Development Administration Standard Terms and Conditions for Construction Projects dated February 12, 2016.

Should there be a discrepancy among these documents the Special Award Conditions (this document) and associated attachments hereto shall control.

7. **PROJECT DEVELOPMENT TIME SCHEDULE:** The Recipient agrees to the following Project development time schedule:

Return of Executed Financial Assistance Award.....	30 calendar days after receipt of Form CD-450/CD-451
Start of Construction.....	12 Months from Date of Award
Construction Completed.....	24 Months from Date of Award

Authorized Award End Date..... 24 Months from Date of Award
Submission of Final Financial Documents (SF-425) ...No later than 90 calendar days from
Award End Date

Project Closeout – All Project closeout documents, including final financial reports (Form SF-425) and any required program reports, shall be submitted to EDA not more than 90 calendar days after the date the Recipient accepts the completed project from the contractor(s).

The Recipient shall diligently pursue the development of the Project so as to ensure completion within this time schedule. Moreover, the Recipient shall promptly notify EDA in writing of any event that could substantially delay meeting any of the proscribed time limits for the Project as set forth above. The Recipient further acknowledges that failure to meet the development time schedule may result in EDA's taking action to terminate the Award in accordance with the regulations set forth at 2 C.F.R § 200.338 - § 200.340, as applicable.

8. **GRANT ADMINISTRATION PLAN:** Within sixty (60) days of accepting the EDA Financial Assistance Award, the Recipient shall provide to the Regional Office a Grant Administration Plan which outlines how the Recipient will administer the EDA Award. The plan must include the following information:
- a. Names, addresses, phone and facsimile numbers and email addresses for all personnel responsible for all activities pertaining to the EDA Award. These activities include, but are not limited to, compliance with grant conditions, processing payment requests to EDA, engineering activities such as design and inspection and legal services.
 - b. Proposed detailed project implementation schedule. The schedule shall contain at a minimum, the following milestones:
 - Request for Proposals for Engineering Services
 - Award of Engineering Contract
 - Start of Design Activities
 - Completion of Final Plans and Specifications
 - Date All Permits will be obtained
 - Advertisement for Bids
 - Bid Opening
 - Construction Contract Award
 - Pre-Construction Conference
 - Issuance of Notice-to-Proceed
 - Substantial Completion Date
 - Final Completion Date/Acceptance by Owner
 - c. Project Financial Plan: EDA funds will not be disbursed until all special award terms and conditions to the EDA Award are satisfied and all construction contracts are awarded. The plan must address how expenses will be paid prior to the disbursement of funds by EDA. The plan should explain who will be responsible for preparing payment requests to EDA.

9. **ARCHITECT/ENGINEER AGREEMENT:** Prior to initial disbursement of funds by EDA, the Recipients must submit to the Government for approval, an Architect/Engineer Agreement that meets the requirements in the EDA’s “Summary of EDA Construction Standards,” as well as the competitive procurement standards of 2 C.F.R. § § 200.317 through 200.326. The fee for basic Architect/Engineer Services will be a lump sum or an agreed maximum, and no part of the fees for other services will be based on a cost-plus-a-percentage-of-cost or a cost using a multiplier.

10. **PROJECT REPORTING AND FINANCIAL DISBURSEMENTS INSTRUCTIONS:**

A. **AWARD DISBURSEMENTS: Reimbursable basis only:** EDA will make disbursements under this Award on a reimbursement basis only, based on actual costs when specific milestones have been met, as outlined below:

Milestones
All Contracts (A/E and GC) must be executed in 9 Months from the Date of the Award
Notice-to-Proceed (NTP) – 9 Months from the Date of the Award

The “*Request for Reimbursement*” (Form SF-271) is used to request a disbursement, which shall be approved in writing by the Project Officer.

Please note that prior to the initial disbursement, Recipients must complete the attached Form SF-3881, “*ACH Vendor/Miscellaneous Payment Enrollment Form*” and submit it to NOAA’s Accounting Office by FAX to 301-528-3675 (*FAX is required to secure confidentiality of sensitive information*). The form must be completed by the respective parties (EDA, Recipient Bank, and Recipient) at the start of each new award.

B. REPORTS:

- a. *Project Progress Reports:* The Recipient shall submit project progress reports to the Project Officer on a quarterly basis for the periods ending **December 31, March 31, June 30, and September 30**, or any portion thereof until the final grant payment is made by EDA. Reports should be submitted using the approved EDA template, which will be provided by the Project Officer and discussed during the project kick-off meeting. Reports are due no later than 1 month following the end of the quarterly period.
- b. *Financial Reports:* The Recipient shall submit a “*Federal Financial Report*” (Form SF-425) on a semi-annual basis for the periods ending **March 31 and September 30**, or any portion thereof, for the entire project period. Form SF-425 (and instructions for completing this form) is available at: http://www.whitehouse.gov/omb/grants/grants_forms.html.

A final Form SF-425 must be submitted no more than 90 calendar days after the expiration date of the Award (e.g., the Award end date specified on the

Form CD-450 or Form CD-451). Final Financial reports should follow the guidance outlined by the form instructions for submitting mid-term financial reports, but should ensure that all fields accurately reflect the total outlays for the entire project period, and that all matching and program income (if applicable) is fully reported. Final grant rate and determinations of final balances owed to the government will be determined by the information on the final Form SF-425, so it is imperative that this final financial form is submitted in a timely and accurate manner.

11. **ALLOWABLE COSTS AND AUTHORIZED BUDGET:** Total allowable costs will be determined at the conclusion of the award period in accordance with the administrative authorities applicable pursuant to the *Financial Assistance Award* (Form CD-450), including the applicable *Cost Principles* and *Uniform Administrative Requirements*, after Final Financial Documents are submitted.

Except as otherwise expressly provided for within these Special Award Conditions, the Investment Rate for the award (see 13 C.F.R. §§ 300.3 and 301.4) shall apply to allowable costs incurred by the Recipient in connection with the project. The Federal share in the allowable costs shall be based upon the Investment Rate (see 15 C.F.R. § 14.2(s)). In the event of an under run in total allowable costs for this project, the Federal share of allowable costs shall be determined by the Investment Rate established in the Form CD-450, or previously executed Form CD-451. The Federal share of total allowable costs shall not exceed the dollar amount of the original Award and subsequent amendments, if any, absent a determination by the Assistant Secretary (see 13 C.F.R § 308.1).

Line Item Budget:

- A. Under the terms of the Award, the total approved authorized budget is:

Federal Share (EDA Amount)	\$769,209
Non-Federal Matching Share	\$769,209
Total Project Cost	\$1,538,418

- B. Under the terms of this Award, the total approved line item budget is: –

COST CLASSIFICATION	Proposed	Approved
Administrative and legal expenses		
Land, structures, rights-of-way, etc.		
Relocation expenses and payments		
Architectural and engineering fees	\$48,000	\$48,000
Other architectural and engineering fees		
Project inspection fees		
Site work		
Demolition and removal	\$257,200	
Construction	\$682,099	\$1,490,418
Equipment	\$551,119	

Miscellaneous		
Contingencies		
Total Project Costs	\$1,538,418	\$1,538,418

12. **MATCHING SHARE:** The Recipient agrees to provide the Recipient's non-Federal Matching Share contribution for eligible project expenses in proportion to the Federal share requested for such project expenses. (See 13 C.F.R. § 300.3) The Recipient also certifies that, in accepting the Financial Assistance Award, the Recipient's Matching Share of the project costs is committed and unencumbered, from authorized sources, and shall be available as needed for the project.
13. **REFUND CHECKS, INTEREST, OR UNUSED FUNDS:** Treasury has given EDA two options for having payments deposited to EDA's account:
- i. The first one is Pay.Gov. This option allows the payee to pay EDA through the Internet. The payee will have the option to make a one-time payment or to set up an account to make regular payments.
 - ii. The second option is Paper Check conversion. All checks must identify on their face the name of the DOC agency funding the award, award number, and no more than a two-word description to identify the reason for the refund or check. A copy of the check should be provided to the EDA Project Officer. This option allows the payee to send a check to NOAA's Accounting Office, who processes EDA's accounting functions at the following address:

U.S. Department of Commerce
National Oceanic and Atmospheric Administration
Finance Office, AOD, EDA Grants
20020 Century Boulevard, Germantown, MD 20874

The accounting staff will scan the checks in to an encrypted file and transfer to the Federal Reserve Bank, where the funds will be deposited in EDA's account. While this process will not be an issue with most payees, there are occasionally issues for entities remitting funds to EDA via check. If you are remitting funds to EDA via check, please make note of the following:

- If a check is sent to EDA, it will be converted into an electronic funds transfer by copying the check and using the account information to electronically debit your account for the amount of the check. The debit from your account will usually occur within 24 hours and will appear on your regular account statement.
- EDA will not return your original check; the original will be destroyed and a copy will be maintained in our office. If the Electronic Funds Transfer (EFT) cannot be processed for technical reasons, the copy will be processed in place of the original check. If the EFT cannot be

completed because of insufficient funds, EDA will charge you a one-time fee of \$25.00, which will be collected by EFT.

14. **CONSTRUCTION COMPLETION:** In keeping with prudent grants management policy, EDA construction projects must be completed within five (5) years from the date the Form CD-450 is signed by the Recipient accepting the Award. If construction is not completed by this date and the Grants Officer determines, after consultation with the Grant Recipient, that construction to completion cannot reasonably be expected to proceed promptly and expeditiously, the grant may be terminated. Extensions beyond the five-year project period are exceedingly rare and can only be authorized by the Assistant Secretary. Nothing in this paragraph is intended to alter the Project Development Time Schedule set forth in provision 7 above.
15. **USEFUL LIFE:** The useful life of this project is hereby determined to be 20 years.
16. **GOALS FOR WOMEN AND MINORITIES IN CONSTRUCTION:** Department of Labor regulations set forth in 41 C.F.R. § 60-4 establishes goals and timetables for participation of minorities and women in the construction industry. These regulations apply to all federally assisted construction contracts in excess of \$10,000. The Recipient shall comply with these regulations and shall obtain compliance with 41 C.F.R. § 60-4 from contractors and subcontractors employed in the completion of the Project by including such notices, clauses and provisions in the Solicitations for Offers or Bids as required by 41 C.F.R. § 60-4. The goal for the participation of women in each trade area shall be as follows: From April 1, 1981, until further notice: 6.9% percent.

All changes to this goal, as published in the Federal Register in accordance with the Office of Federal Contract Compliance Programs regulations at 41 C.F.R. § 60-4.6, or any successor regulations, shall hereafter be incorporated by reference into these Special Award Conditions.

Goals for minority participation shall be as prescribed by Appendix B-80, Federal Register, Volume 45, No. 194, October 3, 1980, or subsequent publications. The Recipient shall include the "*Standard Federal Equal Employment Opportunity Construction Contract Specifications*" (or cause them to be included, if appropriate) in all Federally-assisted contracts and subcontracts. The goals and timetables for minority and female participation may not be less than those published pursuant to 41 C.F.R. § 60-4.6.

17. **PROCUREMENT:** The Recipient agrees that all procurement transactions shall be in accordance with 2 C.F.R. §§ 200.317 through 200.326.
18. **EVIDENCE OF GOOD TITLE:** In accordance with Section L of the U.S. Department of Commerce Standard Terms and Conditions, prior to the initial disbursement of funds by EDA, the Recipient shall provide opinion of counsel, satisfactory to the Government, that the Recipient has acquired good and marketable title to land, free of all encumbrances, as well as rights-of-way, and easements necessary for the completion of the project, or of a long-term leasehold interest in accordance with 13 C.F.R. § 314.
19. **PROJECT INSPECTION AGREEMENT:** Prior to the disbursement of funds by EDA, the Recipient shall submit to the Government for approval a Project Inspection Agreement which

meets EDA's requirements contained in the EDA's *Summary of EDA Construction Standards*. The agreement must provide for all services required by the Recipient for the construction inspection of the project. The recipient must select the project inspection firm in accordance with the procurement standards set forth in 2 C.F.R. §§ 200.317 through 200.326, as applicable.

20. **NONRELOCATION:** In signing this award of financial assistance, the Recipient(s) attests that the EDA funded project will not be used to induce the relocation or the movement of existing jobs from one Region to another Region by a primary beneficiary of the Award. (See 13 C.F.R. § 300.3) In the event that EDA determines that its assistance was used for such relocation purposes, EDA reserves the right to pursue all rights and remedies, including suspension of disbursements and termination of the award for convenience or cause, and disallowance of any costs attributable, directly or indirectly, to the relocation and the recovery of the Federal share thereof.

For purposes of ensuring that EDA assistance will not be used for relocation purposes, each applicant must inform EDA of all employers that constitute primary beneficiaries of the project assisted by EDA. EDA considers an employer to be a "primary beneficiary" if, in seeking EDA assistance, the applicant estimates that such employer will create or save 100 or more permanent jobs as a result of the investment assistance and specifically names the employer in its application to EDA to make the Award. In smaller communities, EDA may consider a primary beneficiary to be an employer of 50 or more jobs permanent jobs so identified.

21. **PERFORMANCE MEASURES:** The Recipient agrees to report on program performance measures and program outcomes in such a form and at such intervals as may be prescribed by EDA in compliance with the Government Performance and Results Act (GPRA) of 1993, and the Government Performance and Results Modernization Act of 2010.

At this time, all Awards for construction assistance require Recipients to report actual job creation/retention and private investment leverage three (3), six (6), and nine (9) years after an EDA investment. Recipients are to retain sufficient documentation so that they can submit these required reports. Failure to submit this required report can adversely impact the ability of the Recipient to secure future funding from EDA.

Performance measures and reporting requirements that apply to program activities funded by this investment will be provided in a separate GPRA information collection document. EDA staff will contact Recipients in writing within a reasonable period prior to the time of submission of the reports with information on how this data should be submitted. Recipients should ensure adequate and sufficient records are kept to support the methodology for computing initial job and private investment estimates and all subsequent actual performance data calculations so that this information can be made available to EDA in the event of an audits or performance site visits.

22. **SECURITY AGREEMENT/FORM UCC-1/ESTIMATED USEFUL LIFE:** The Recipient agrees to provide EDA with a Security Agreement, satisfactory to EDA, for any and all Equipment that is purchased with funds from this Award for which the unit cost is \$5,000 or greater and to place a lien on such Equipment by filing with the appropriate state/public official a Form UCC-1 for the Equipment. Recipient shall submit to EDA for approval a list of all

such Equipment that (a) identifies each item of Equipment by brand name and model number, (b) states the Estimated Useful Life of each item of Equipment, and (c) specifies the location of the Equipment. If EDA determines that a different Estimated Useful Life is applicable for an item or items of Equipment, Recipient shall amend the list as directed by EDA.

When the Recipient acquires the Equipment, the Recipient and EDA shall simultaneously enter into a Security Agreement for the Equipment and Recipient shall execute, file, and record a Form UCC-1 for all Equipment. The Form UCC-1 shall be filed in each and every relevant state office and filed of record in each local clerk's office as necessary under relevant state law to perfect the lien on the Equipment in favor of the Government. The costs of preparing the Security Agreement and Form UCC-1 and for the filing and recording of the Form UCC-1 shall be paid by the Recipient. After filing and recording the Form UCC-1, Recipient's Counsel must deliver to the Government an opinion certifying that no prior lien or Form UCC-1 has been filed on record against the Equipment and that the Form UCC-1 filed and recorded by the Recipient in favor of the Government is a first priority lien.

Recipient shall be responsible for ensuring that all liens in the Equipment above remain perfected and that such filing and recording do not expire as provided by State law. Recipient shall timely re-file the Form UCC-1s to ensure that the liens remain perfected.

Throughout the Estimated Useful Life established in the List, the Recipient agrees to provide adequate and appropriate facilities to house and safeguard the Equipment at the locations specified on the list to be provided to EDA. The Equipment shall not be removed from the Equipment Location to any other venue without EDA's prior written consent. At all times during the Estimated Useful Life, the Recipient agrees to comply with all provisions and requirements of 13 C.F.R. Part 314 and the terms of this Award, and in the event of any violation by the Recipient the Government shall be entitled to exercise and pursue all available remedies at law or in equity.

The Recipient also agrees that the trade-in or selling of the Equipment originally acquired for the project in order to acquire replacement Equipment of equal or greater value to be used for the project is permissible with EDA's prior written approval. Any replacement Equipment acquired for the Project shall be subject to the same requirements as the original Equipment.

23. **OPERATION AND MAINTENANCE AGREEMENT:** If the Recipient intends to contract for the operation and maintenance of Award-acquired or -improved real property with another party, then such agreement for operation and maintenance of the Project must be consistent with and provide for compliance with all the terms, conditions and requirements of the EDA Award, including but not limited to nondiscrimination, environmental, and adequate consideration requirements. No disbursement shall be made under the Award until a copy of the executed operation and maintenance agreement, in form and substance satisfactory to EDA, has been provided to the EDA Project Officer by the Recipient. It is advisable for the Recipient to discuss such an arrangement in advance with the EDA Project Officer.
24. **PROJECTS WITHIN STATE ROAD RIGHT-OF-WAY:** Recipients confirm and agree that (a) Recipients are committed during the Estimated Useful Life of the Project to operate, maintain and repair all improvements for the project consistent with this Award, and (b) if at any time during the Estimated Useful Life of the Project any or all of the improvements in the

project within public highway(s) are relocated for any reason pursuant to requirements of the owner of the public highway, the Recipients shall be responsible for accomplishing the relocation, including as necessary expending the Recipients' own funds, so that the Project continues as authorized by this Award. Prior to soliciting bids for the improvements to be constructed with funds from this Award, Recipients shall submit to EDA all written authorization(s) (i.e. State permits) necessary for the Project to be constructed within the public highway. The authorization(s) shall have no time limits that restrict the use of the public highway for the Project during the Estimated Useful Life of the Project. It is determined and agreed that the Estimated Useful Life of this Project is 20 years.

25. STATE HISTORIC PRESERVATION OFFICE (SHPO) CONSULTATION: Prior to the approval of the expenditure of any Federal funds, the Recipient shall provide satisfactory evident to the EDA that a National Historic Preservation Act Section 106 consultation has been conducted with the SHPO. Per the Maine SHPO conditional finding dated June 17, 2016, SHPO must review the locations of any new utility pole placements associated with this award prior to their placement.

26. DESIGN-BUILD CONSTRUCTION: The approval by EDA of design-build construction services will be subject to the following:

- a. The Recipients will contract with an independent architect/engineer to provide preliminary design and specifications which shall serve as the defining project scope and design criteria in the Recipients' Request for Proposals (RFP).
- b. The RFP shall include as a minimum: (1) the defining project scope and criteria; (2) all EDA requirements; (3) bonding and insurance requirements; (4) project completion requirements; (5) method of selection; and (6) other pertinent information. The RFP will require the respondent to provide details of professional qualifications in architecture/engineering, construction, and overall experience, and to provide a fixed price for design and a fixed price for construction.
- c. EDA will review and approve the RFP prior to advertisement for design-build services. The RFP is a competitive process and the Recipients shall make every effort to secure RFPs from a minimum of three (3) qualified design-build companies.
- d. Prior to the start of construction and the initial disbursement of EDA funds for this project, EDA shall review and approve the proposed award and final executed design-build contracts.

27. PROGRAM INCOME: In affirming this Award, the Recipient agree to use the income generated from this project facility in the following order of priority:

- (a) Administration, operation, and maintenance of the project facilities for their useful life in a manner consistent with good property management practice and in accordance with the established building codes. This may include, where applicable, the repayment of indebtedness resulting from any legal encumbrance (e.g. mortgage) on the EDA-assisted project facility.

- (b) Economic development activities that are authorized for support by EDA, provided such activities are within the designated area.

Prior to the final disbursement of the grant funds, the Recipient will develop and furnish to EDA for approval, an income reutilization plan to demonstrate an intent that the funds generated from the EDA-assisted project shall be expended for the purpose established above. Any changes made to the plan during the useful life of the project shall also be submitted to EDA for its review and approval.

Threshold Criteria for Multipurpose Grants

1. Applicant Eligibility

The City of Sanford, Maine is the applicant. The City of Sanford is a municipality within the state of ME & is eligible for BFs funding. The Planning & Development Director will be responsible for the management of the BFs Multipurpose Grant, if awarded.

2. Letter from the State or Tribal Environmental Authority

The Sanford "Letter from the State Authority" (from MEDEP) dated January 25, 2019 is included in this application, immediately after the Cover Letter. This letter acknowledges that the City of Sanford plans to conduct assessment activities & is planning to apply for Federal grant funds.

3. **Community Involvement Plan:** Since 2004, the City has conducted extensive public outreach & fostered interactive participation in revitalizing the Mill District (& **Target Area**).

Specific Community Involvement activities will include the following:

a. **Community Site Selection:** Continue to report status of Program & announce meetings on website. After public & Brownfield Advisory Committee (BAC) weigh in, sites will be selected for Ph Is.

b. **Community Cleanup Planning:** The City will hold public meetings to discuss design, reuse, & cleanup options for each site. Public meetings will be advertised in local newspapers, on City's website, by mailings & personal invitations to residents in innercity neighborhoods most affected by BFs, including Lafayette. To solicit more public input at meetings, the City will use a "key pad polling" system which allows the audience to provide opinions through a remote clicker system.

b. **Community Engagement:** All City Council meetings are open to the public, televised on local-access cable TV, & live streamed. Agendas will be distributed to the media & interested parties, & will be posted on bulletin boards. At all meetings, the public will be invited to submit written comments to Planning Director & the City will post presentation materials on our website.

c. **Community Involvement & Responses:** The City will provide 14-30 day comment periods. Hard copies of all materials will be available at public meetings & repositories & digital copies & presentations will be posted on our website. Community Partners will provide meeting support & information links on their websites & mailings. These efforts have & will continue to successfully inform the public. All comment will be taken into consideration in finalizing strategies.

4. **Target Area**

Our **Target Area** is identified as the **Sanford Energy Redevelopment Corridor**, which extends from the **Mill District, bracketed by innercity neighborhoods & Downtown, to the City-owned former CGA Circuit Board site, a listed Brownfields** (BFs) which is targeted for solar & recreational redevelopment. The 17-acre former CGA site is located close to a transmission line & has been cleared of residual circuit board debris. The City is **working with 2 solar developers who are waiting to see if the site will be cleaned up. A conceptual solar array has been designed for**

the site & once the soil-contaminated site is remediated (capped), the City will work in partnership with a developer to site **a 3-13 MW solar farm with battery storage, switches, & a substation to create the virtual grid for Sanford. The City can use this renewable energy option to entice developers to redevelop the Mill District (OFC).** The City is working with another developer who is interested in redeveloping a former woolen mill for residences/mixed use. The City is also working with the owner of the former International Woolen Mill to explore reuse options for a series of buildings & property along the Mousam River. The **Target Area includes a renewable energy component, a small area of federally designate floodplain, & is located along a waterway, the Mousam River & Number One Pond (OFC),** which once fueled the mills of Sanford.

Many residential & nonresidential buildings in the **Target Area** are degraded & have negative impacts on neighbors & the City in general. Based on significant need in the **Target Area**, the City will target most of its assessment & cleanup funds on the former CGA site & former mills, while planning & community outreach efforts will extend into the adjacent innercity neighborhood & Downtown as their economic fates are tied to the condition of the contaminated & blighted Mill District. With cleanup & redevelopment of the former CGA site & mills, the City will be able to offer developers economical renewable energy as a reason to come to Sanford. The **City plans to build on & update planning & market studies to weave renewable energy options into rehabilitation of former mills when it offers developers assessed & remediated sites.** Without this grant, the City will struggle to secure developers because of the burden of unanswered questions about contaminants, even with a renewable energy option.

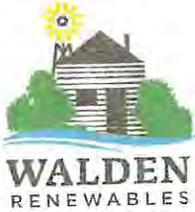
5. Affirmation of BF Site Ownership

The City of Sanford affirms that we own the former CGA site located at 229 New Dam Road & the site meets the definition of a Brownfield as defined by §§ CERCLA 109(39). The former CGA site is:

- a) not listed (or proposed to be listed) 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; &
- c) not subject to the jurisdiction, custody, or control of the U.S. government.

6. Required Cost Share

The **City acknowledges a \$40,000 cost share** associated with the cleanup of a priority site (former CGA Site) in the **Target Area**. In addition, the City will provide in-kind labor & personnel resources for programmatic activities & grant administration. The **City in-kind costs are captured in Section 1.c.i under leveraging & are not repeated or included here.** However, the City does anticipate a significant amount of coordination will be included during the management of this grant.



January 25, 2019

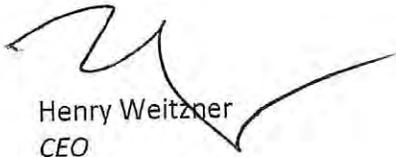
To Whom It May Concern:

Walden Renewables has been working with the City of Sanford for several months to explore the feasibility of siting a photovoltaic solar array on the former CGA site, a listed Brownfields, and Rushton Street closed municipal landfill. Both sites have available electrical interconnection points and the circuits have been verified to have up to 13 megawatts of capacity available for new generation across the two sites. Alternatives of incorporating battery storage, distribution by community solar, and power purchase agreements with the City and industries within Sanford are under development. However, the project will only proceed if the City is able to provide an environmentally assessed and cleaned up site. Developing both sites to their full solar potential would represent a direct investment of approximately \$16.5 million in the City of Sanford.

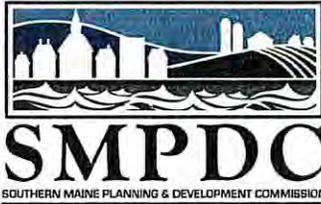
We understand that the Maine Department of Environmental Protection is in the process of completing a Phase 2 environmental assessment and Cleanup Plan and we are excited about the City's application for a Brownfields Multipurpose Grant, which would fund the needed cleanup of the former CGA site.

Thank you for your consideration.

Sincerely,



Henry Weitzner
CEO



Serving the Municipalities of Southwestern Maine For Over 50 Years

January 24, 2019

Elizabeth A. Della Valle, AICP
Director of Planning and Development, Brownfields Coordinator City of Sanford
919 Main Street
Sanford, ME 04073

Re: Sanford Brownfields Application

Dear Beth,

I am writing regarding our support towards your application for an EPA Multipurpose Grant to cleanup and redevelop the Sanford Mill District, inner city neighborhoods and Downtown Sanford connected to the CGA site which would be redeveloped for solar and linked to the areas by a virtual grid.

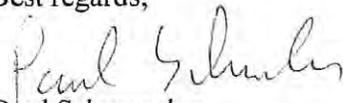
Southern Maine Planning and Development Commission (SMPDC) administers revolving loan/grant and assessment programs for Brownfields projects. Our Brownfields Revolving Loan Fund (RLF) Program contributes towards converting Brownfield sites from liabilities into community assets through guidance and funding to for-profit developers, nonprofit organizations and communities in our region such as Sanford. These funds could be accessed by the City of Sanford to support cleanup of sites in the City.

SMPDC continues to share the City's commitment towards reclaiming Brownfields sites for productive uses. The revitalization of the CGA site for the use of solar would provide clean efficient energy to the redeveloped Mill District. This Mill District area is located in a distressed and impoverished neighborhood, containing several Brownfields properties.

It has been our pleasure cooperatively working with you in the past on cleanup activities at the Mill District including the Aerofab site, the Sanford Mill, and the St. Ignatius affordable elderly housing project, to name a few. We encourage your proposal and would be glad to work with you on a project that will bring jobs, economic and environmental benefits to the community.

We would be glad to provide additional resources and support towards your efforts if needed.

Best regards,


Paul Schumacher
Executive Director, SMPDC



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
ACTING COMMISSIONER

January 23, 2019

Ms. Beth DellaValle
Director of Planning & Development
City of Sanford
919 Main Street
Sanford, Maine 04073

Dear Beth:

As you are aware, the Maine Department of Environmental Protection (the "Department") has State and Tribal Response Program Funding for Brownfields (Section 128(a)) that allows us to conduct assessment and cleanup activities at contaminated sites throughout the State of Maine. Although this funding is limited, it allows us to assist a few worthy projects annually with the process of discovery, cleanup and redevelopment.

In the past, 128(a) funds have been used at the former CGA site on the New Dam Road in Sanford to conduct assessment activities. As the City of Sanford moves forward with the cleanup and redevelopment of the property, 128(a) funds, as available for eligible tasks, may be used in support of the efforts. After a long history with the Department, seeing CGA cleaned up and put back to a productive use would be very rewarding.

As the city moves forward with activities at the property, please consider if there are aspects that the Department could assist with. I can be reached at 207-592-0882, should you have any questions.

Sincerely,



Nicholas J. Hodgkins
Voluntary Response Action Program & Brownfields
Division of Remediation

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 CANGO 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) 760-3443

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="01/28/2019"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Sanford, Maine"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="01-6000355"/>	* c. Organizational DUNS: <input type="text" value="0936297230000"/>	
d. Address:		
* Street1: <input type="text" value="919 Main Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Sanford"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="ME: Maine"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="04073-3589"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="City of Sanford, Maine"/>	Division Name: <input type="text" value="Planning & Development"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Elizabeth"/>	
Middle Name: <input type="text" value="Ann"/>		
* Last Name: <input type="text" value="DellaValle"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Director of Planning & Development"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="207-324-9150"/>	Fax Number: <input type="text" value="207-608-4192"/>	
* Email: <input type="text" value="bdellavalle@sanfordmaine.org"/>		

Application for Federal Assistance SF-424

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

C: City or Township Government

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-18-08

* Title:

FY19 GUIDELINES FOR BROWNFIELDS MULTIPURPOSE (MP) 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:**

City of Sanford, Maine - FY2019 Brownfields Multipurpose Grant Application

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.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="800,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* 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="840,000.00"/>

*** 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

Add Attachment

Delete Attachment

View Attachment

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: