



## *Pleasant Point Reservation*

P.O. Box 343 • Perry, Maine 04667  
Tel. (207) 853-2600

### **Narrative Information Sheet**

#### **1. Applicant Identification:**

Passamaquoddy Indian Tribe  
P.O. Box 343  
Perry ME 04667

#### **2. Funding Requested**

- a. Community-Wide Assessment Grants for States and Tribes
- b. Federal Funds Requested
  - i. \$1,300,000.00

#### **3. Location:**

This Grant will serve the three primary communities:

- City of Calais, Washington County, Maine
- Town of Meddybemps, Washington County, Maine
- Passamaquoddy Reservation, Trust, and Fee Lands, in Washington County, Somerset County, and throughout the State of Maine

#### **4. Target Area and Priority Site Information:**

##### **Target Area 1: City of Calais, Washington County, Maine**

Priority Site (1) – “Calais Site” located at 428 Main Street, Calais Maine 04619

##### **Target Area 2: Town of Meddybemps, Washington County, Maine**

Priority Site (2) – “Charlotte Smith Property” located at 881 Main Street, Meddybemps, Maine 04657

##### **Target Area 3: Passamaquoddy Trust land, Fee land, and the Pleasant Point and Indian Township Reservations**

- Priority Site (3) – “Backscatter Radar” Fee Land located in Unorganized Townships 19 and 25, accessible via Tibbettstown Road, north of Columbia Falls, Maine 04623.
- Priority Site (4) – “Beatrice Rafferty School” Reservation Land, 22 Bayview Drive, Pleasant Point Reservation, Maine 04667
- Priority Site (3) – “Ballpark Road Junkyard” Reservation Land, Ballpark Road, Pleasant Point Reservation, Maine 04667

## 5. Contacts

### a. Project Director

Dale Mitchell  
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Perry, ME 04667  
207-853-5145  
[Dalem@wabanaki.com](mailto:Dalem@wabanaki.com)

### b. Chief Executive/Highest Ranking Elected Official

Rena Newell – Pleasant Point Tribal Chief  
P.O. Box 343  
Perry, ME 04667  
207-853-2600  
[rena@wabanaki.com](mailto:rena@wabanaki.com)

## 6. Population:

- Passamaquoddy Tribe – 3,000 members affected

Non-tribal members affected by this grant:

- Town of Meddybemps – Population: 157
- City of Calais – Population: 3,005

## 7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	Page #1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	Page #1
The priority brownfield site(s) is impacted by mine –scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page #1
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page #4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page #4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

**8. Letter from the State or Tribal Environment Authority:**

N/A. We are applying for Brownfields funding as a Tribal Environmental Authority.  
This does not apply.

**9. Releasing Copies of Applications:**

N/A. We are not claiming any portions of this application as confidential, privileged, or sensitive information. This does not apply.

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields 1.a.i. Background and Description of Target Area**

The Passamaquoddy Tribe of Pleasant Point (Tribe) is a Native American Indian Nation with a population of slightly more than 3,000. This application will address approximately 128,411 acres of tribal lands throughout the state including both Trust land, Fee land, and the Pleasant Point and Indian Township Reservations. It will also focus on non-Indian lands in the adjacent Washington County communities of Calais and Meddybemps, both located in Opportunity Zones where many of our Tribal members work or live. In all of these communities, jobs are needed, adverse health impacts are caused from contaminant exposure at Brownfields, and blight is adversely impacting tourism and quality of life. Once these challenges are overcome, we anticipate better health, enhanced greenspace, more career opportunities, and overall economic benefits enriching both the towns and residents. This grant will provide assessment data used to determine cleanup costs, ultimately facilitating new development and job opportunities. Environmental Site Assessments conducted as part of this grant will also identify health risks posed to residents and workers at or near Brownfields Sites. A greater understanding of environmental threats should allow community members to minimize potential exposures and bolster interest in creating greenspace and addressing blight.

All three target areas are economically depressed. The Tribe's unemployment rate is currently at a staggering 52.5% (Tribal Government, Census Dept.). Historical economic growth in this region was spurred by manufacturing including lumber mills, ship building, canneries, marine resources, agriculture, and paper mills dating back to the mid-1800s. As an example, at the industry's peak, there were 27 sardine canning facilities in the area. Today there are none, with the last facility closing in 1983. Similarly, ship building was also a vital industry in the region and over the last fifty years more than 2,000 vessels were built in Washington County and exported all over the world. That industry is also gone, leaving a legacy of abandoned Brownfields. Today, the region relies on tourism and marine resources (fishing and shell fish harvesting), however, due to risks of depletion and pollution, portions of the adjacent Cobscook Bay are closed. The unsightly Brownfields deter tourism. We need to attract new businesses with job opportunities and we need to beautify our towns to entice more tourism.

Meddybemps (population 157) is best known for the picturesque Meddybemps Lake that drains to the Dennys River, Cobscook Bay, and the Atlantic Ocean. It is also known for the Eastern Surplus Superfund Site located at the confluence of the lake and Dennys River. The Dennys River, according to the Downeast Salmon Federation, is one of the only rivers left in the United States that has a population of endangered Atlantic Salmon. Hydroelectric equipment located in the Dennys River for over 70 years eliminated salmon and alewife migration to Meddybemps Lake. This barrier was removed in January 2020 and has re-opened new habitat for these species. Additional Meddybemps Brownfields consist of three massive junkyards that create a blot on the landscape and impede future development.

Calais is the most populated area of eastern Washington County (3,079 in 2020). It was formerly a large shipbuilding and lumber-milling center on the St Croix River Canadian border. It was a thriving community with a population of 7,200 in 1900. In 1900, lumber was still the chief industry, but other businesses included a shoe factory, a tannery, a granite works, a plaster mill, three box factories, two grist mills, a brick yard, a foundry, machine shops, several ship repair yards, a marine railway, dry docks, a sail loft, and several large lumber mills. For the first half of the 20<sup>th</sup> century, the economy of Calais was based on the exportation of local natural resources such as lumber, granite, and fish. As the transportation of goods switched from sailing

vessels to trains and trucks, the amount of economic activity and the population of Calais declined. The population was 4,370 in 2000 and according to the US Census data, declined to 3,005 in 2019. Calais' Brownfields include a blueberry trucking depot, a coal gasification facility and dump, a former rail yard, three gasoline service stations, and multiple automobile repair facilities. Due to its port location and border with Canada, Calais has high redevelopment potential compared to other towns in Washington County. However, it is likely that numerous identified Brownfields sites will only be redeveloped once perceived environmental issues are assessed, remediated, and outstanding costs can be quantified for any future developer.

1.a.ii. Description of the Priority Brownfield Site(s) The Tribe has inventoried 42 Brownfields sites on tribal lands ranging in size from 0.5 to 820-acres. 4 Brownfields sites have been inventoried in Meddybemps and 15 sites in Calais, where tribal members live and work.

The town of Meddybemps is the home of three large junkyards and the Eastern Surplus Superfund Site. The junkyards contain unknown wastes and are located approximately 1.5 miles west of the Superfund site. The junkyards and Superfund site were historically owned by the same person. Meddybemps residents and Tribal members frequently complain about living amongst these monstrosities. Environmental assessment is essential to determine how these junkyards have impacted local groundwater, which is used as a private drinking water source by the entire community. Environmental impacts to soil and surface water flowing towards the Dennys River also need to be assessed. Despite these concerns, this application will focus on another Meddybemps site, located directly across the Dennys River from the Eastern Surplus Superfund Site, at the entrance to Meddybemps Lake. This 0.7-acre site is known as the Charlotte Smith Property (**CSP**). Until recently, the **CSP** contained a residence that had been abandoned for nearly 20 years. Two generations of residents in this house died young of cancer, likely caused by contaminants stored in the basement and on the grounds. The **CSP** stored similar wastes as the Superfund site which resulted in spills of polychlorinated biphenyls (PCBs), trichloroethylene (TCE), tetrachloroethylene (PCE), and chloroform that exceeded Maine Department of Environmental Protection (MEDEP) cleanup standards. In the winter of 2022, MEDEP spent \$515,178 to assess and cleanup the southern portion of the site, in the vicinity of the residence. However, no further assessment or cleanup has been conducted or planned for the northern portion of the **CSP**. The adjacent Superfund Site is also the location of N'tolonapemk, which in Passamaquoddy language means *Our Relative's Place*. N'tolonapemk is an 8,000-year old Passamaquoddy Village documented on the National Register of Historic Places. It was first identified by state archaeologists in 1967, and underwent significant archeological digs in 2000. Hundreds of artifacts have been unearthed, many of which, are displayed in the Abbe Museum. Although never excavated, it is presumed N'tolonapemk also extends to the eastern side of the river on the **CSP**. In July 2020, the Tribe, following years of negotiations, was granted approval by Maine's Governor to reclaim ownership of the western bank of N'tolonapemk which contains the Superfund Site. Although some institutional controls must be maintained, the Superfund site has mostly been remediated so that it no longer poses a threat to visitors.

During the Tribe's process to reacquire this land, comments were made in Meddybemps public meetings indicating prejudices and conflicts exist between the Tribe and a few of the town's residents. It was clear that some town residents questioned the Tribes intentions and commitment to land stewardship. This grant will help to correct that misconception and build good will between neighbors, enhancing community relationships. The Tribe would like to assess the northern portion of the **CSP** and plan for potential remediation of any impacts that

may be threatening the river. A clean **CSP** could be reunited with N'tolonapemk which will be used for future ceremonial purposes and as a teaching destination for tribal youth.

Calais is a small/quaint port town featuring numerous brick buildings and storefronts. Many Tribal members work, shop, and reside in this community. Unfortunately, many of the quaint buildings and storefronts are vacant, as businesses have either closed or re-located, creating a ghost town affect in portions of the town. Triangle Park, located on US Route 1 in the heart of the downtown Historic District, hosts most of the town's events including the summer farmers market, the International Homecoming Festival, and the Harvest Festival. The Wabanaki Indian Cultural Center sits to the west of the park and a 1.4-acre lot with a vacant warehouse, gas service station, and garage (**Calais Site**) is located directly east of the park. The Wabanaki Indian Cultural Center also serves as the Passamaquoddy Child Development Center, providing services to Passamaquoddy children ages 3-4. The adjacent abandoned warehouse has created blight and the 6,080 square foot building reportedly generates more citizen complaints than any other town property. The **Calais Site** backs up to the St. Croix River and Calais Waterfront Walkway. The walkway is the City's primary greenspace, providing an attractive riverfront recreational walking and biking path through the town. The **Calais Site** degrades the experience of all that attend the festivals at the Park and use the walking path. More greenspace surrounding the park would make the area much more attractive to the community and likely bolster tourism. Converting the Calais Site would directly achieve that goal. Festivals and tourism can foster civic pride and also encourage the preservation of cultural traditions that are diminishing. Tourists are attracted to the authenticity of the food, culture, and entertainment at festivals. Small town festivals celebrate community, attract tourism, and generate much needed revenue. We suspect the Calais Site may be impacted by petroleum associated with the adjacent former service station, garage, and possible underground storage tanks (USTs).

Three Passamaquoddy Tribal Land sites are now discussed. The first is named the **Backscatter Radar Site (Backscatter)** which is comprised of 555-acres of land originally developed by the U.S. Government as part of an over-the-horizon backscatter radar facility. The setting is rural and adjacent land use is primarily agricultural, used by the Tribe for the cultivation of blueberries and cranberries. The Site includes two distinct areas identified as Sector 1 and Sector 3, respectively. Each sector previously supported an antenna array comprised primarily of a metal ground screen that extended approximately 5,000 feet in length and 1,000 feet in width. The majority of metal ground screen has been removed from the property, however, wooden perimeter fencing and small sections of ground screen remain. Sector 1 includes a large single story metal receiver building and a small garage, both constructed on concrete slabs. Sector 3 includes a single Receiver Building, also constructed of metal on a concrete slab. Both sectors are serviced by private water supply wells and septic systems. The facility was acquired by the tribe in and is currently vacant and unused. In the last several years, the Site and existing infrastructure has become an attractive nuisance. The Site is relatively remote, unoccupied, and has been the subject of significant vandalism. Most recently, both onsite structures were stripped of copper wiring and plumbing. A Phase I Environmental Site Assessment (ESA) completed by the Tribal Brownfields Program in 2013 identified several recognized environmental conditions (RECs) including historical impacts to groundwater by diesel range organics and lead, and the potential for metals and herbicides to have impacted surface soils. The site has been of particular interest to the Tribe due to its size and proximity to both Tribal agricultural lands and an existing electrical corridor. In 2021 we received a 128(a) Small Technical Assistance Grant to conduct much needed Redevelopment Planning for the Site.

**Beatrice Rafferty School (Beatrice Rafferty)**, consists of 2.2 acres located at the center of the Reservation including the former K-8<sup>th</sup> grade tribal school. A new school has been constructed and the Tribe is in the process of consolidating its scattered tribal government offices into the former school facility. This will create significant cost savings and make Tribal government more efficient. To aid this process, the 128(a) Tribal Response Program has used its funding to assess and remediate building materials including ACM. However, additional renovations are likely and outstanding environmental issues remain, including potential PCB containing caulk, an outdated UST, and historical fuel releases on-site. Outstanding environmental issues can be addressed by a more complete assessment and additional remediation, if warranted.

The **Ballpark Road Junkyard (Junkyard)** is a 3.3-acre site on the Pleasant Point Reservation where unauthorized dumping has taken place for generations. The wastes include decades of household and commercial discarded products. General household hazardous wastes may include petroleum, solvents, motor oil, batteries, household cleaners, drain openers, pesticides, electronics, drugs, and paints. The relatively large site consists of a waterfront lot adjacent to Passamaquoddy Bay. Since developable land is scarce on the reservation, there has been a strong push from Tribal Council and community members to evaluate underutilized properties where redevelopment could directly benefit Tribal members. Most of our large tracts of undeveloped land are remote and not easily accessible, while more central properties are either developed or severely restricted in size. Our Tribal members are aging and our population demographics are getting progressively older. The Junkyard site would be uniquely suited for the development of a much needed retirement home for our elders. Redeveloping the Junkyard site would also allow us to take advantage of existing infrastructure in the immediate vicinity.

**1.b. Revitalization of the Target Area** 1.b.i. Reuse Strategy & Alignment with Revitalization Plans Calais' plan is to acquire the **Calais Site**, includes using town resources and their public works and fire departments to demolish the building and expand existing greenspace. This will allow the town to better host popular festivals and enhance the experience of the Waterfront Walkway. This aligns with the town's Comprehensive plan to increase economic development through expansion of the festivals for larger crowds, increased exhibits, and more sales booths, which will generate more tourism dollars for local business leading to more jobs for tribal and non-tribal community members.

When anticipated assessment and remediation of the **CSP** are complete, the Tribe would like to re-acquire and reunite it under tribal ownership as a portion of N'tolonapemk. This is a deeply emotional goal for the Tribe. N'tolonapemk is a sacred space and will be used for ceremonial purposes as well as youth and community education. Currently we maintain an informational kiosk and sacred walkway at the Site, lined with burned fire stones from ancient campsites unearthed in the archeological dig.

The recently completed **Backscatter** Redevelopment Plan aligns with a Tribal strategy to redevelop the site by expanding the Passamaquoddy Wild Blueberry Company and constructing a solar power generation facility. Each of these directives will increase jobs and revenue for the Tribe. The Redevelopment plan concluded that given the size of the property we can combine different but compatible businesses at the Site. This includes development of a solar array for electricity generation in conjunction with expanded blueberry cultivation in areas between the post mounted solar panels. This approach would provide multiple income sources.

**Beatrice Rafferty** will be used as a much needed, centrally located, Tribal office. This will provide significant cost savings by consolidating equipment, enhancing inter-department communication, reducing operating costs, and making tribal business far more convenient for our members. This has been a long standing priority for Tribal Council.

When **Junkyard** is developed into a retirement facility, it will ease the need for elderly tribal members to seek retirement housing and a graduated care living facility outside of our Reservation and in many instances far beyond our ancestral homes. Our tribal community is aging and finding a suitable place to house and care for older members is becoming a challenging issue for our Tribe. Tribal government has been searching for solutions and this site meets many of the requirements. **Junkyard** is a scenic waterfront property near our population center with existing adjacent infrastructure. An assessment will allow us to identify contaminants, remediate them using our 128(a) Brownfields funding, and eliminate exposure risk to our members. We will transform the Site from an eyesore with a dark environmental legacy to a vital community asset providing essential housing to our elderly population. . Our respected elders deserve an environment that caters to our culture and needs, as opposed to the conventional off-site assisted living facilities. We do not want them to feel isolated or removed from our community. A tribal facility will provide that continued connection.

#### 1.b.ii. Outcomes and Benefits of Reuse Strategy

Calais and Meddybemps are both Opportunity Zones. With the assessment and probable future remediation at the **CSP** and **Calais Site**, the sites can be transformed into new greenspace. For Calais, the greenspace will remove an ugly blighted building and enhance the park and Waterfront Walkway that already exist. This aligns with the Calais Waterfront Revitalization Plan, allowing for the town to expand their current festival space. It will also provide an attractive location for residents and tourists to recreate, instill a sense of community pride, and enhance economic opportunities associated with increased tourism. For **CSP**, reacquiring a clean property will help realize a tribal dream of reuniting our present and future tribal members with the spirit of our ancestors. This land is sacred and will enable us to share space with our ancestors through tribal ceremonies and to provide a place for youth and community education. Meddybemps does not have a comprehensive plan, but the Town Selectman are actively looking to enhance the attractive nature of the town by eliminating eyesores like the **CSP Site**. This aligns well with the Tribal plan for this site. Since there are no current businesses or residents occupying any of the sites discussed in this application, no business or persons will be displaced.

**Backscatter** will be used as a solar farm and blueberry farm. Both businesses will produce revenue and new jobs for the Tribe. The Tribe has evaluated a business plan to construct and operate a solar farm. For every megawatt (mW) of generated power we would need approximately 4 acres. Using half of the site would generate approximately 65 mW of electricity which can be sold into the power grid and significantly enhance our Tribal resources. Net cash revenue for a 250-acre array over a 20-year period is projected to be over \$21,000,000.

**Beatrice Rafferty** redevelopment will allow the tribal government to physically come together. This will enhance our collective government process and make tribal communication easier and more efficient. The assessment and probable remediation will provide us with a safe work space in the Reservation's center and give us the opportunity to maximize the reuse of the building which may otherwise fall into significant disrepair. Redevelopment will also allow us to increase energy efficiency by discontinuing use of scattered outdated spaces currently used for various government offices. Consolidation will also reduce utility costs, allow us to share capital



equipment, simplify in-person communication, and provide convenience for Tribal members conducting business at a central office location.

**Junkyard** will provide an opportunity for Tribal health care members to be employed helping elderly Tribal members on the Reservation. It will also decrease costs for Tribal members seeking a retirement home and allow them to stay near family and on the Reservation. This will greatly increase our standard of living, enhance community well-being, allow more of our collective resources to be spent within our Tribal community.

**1.c Strategy for Leveraging Resources** 1.c.i. Resources Needed for Site Reuse **Calais** will be able to use City public works and the Fire Department to complete the demolition of the Calais Site. We will use additional City funding and in-kind volunteer hours to beautify the site and extend Triangle Park. Additional funding will be sought from a Brownfields RLF grant from Maine Department of Economic Development Commission and/or Eastern Maine Development Corporation, and through the Northern Border Regional Commission. Tribal funds will be sought to purchase or have **CSP** donated to the Tribe. We will use Tribal 128(a) Brownfields funding or apply for 104(k) Brownfields Cleanup Grant funding to remediate any contaminants. Once reacquired, tribal in-kind hours will be used to beautify the expanded N'tolonapemk. The Tribe will also use their 128(a) Brownfields funding or apply for 104(k) Brownfields Cleanup Grant funding to complete any remediation tasks for **Backscatter**, **Beatrice Rafferty**, and **Junkyard**. **Backscatter** support will be sought through the Office of Indian Energy and Economic Development Grants Program. The Tribe is also currently exploring solar partners for construction of the **Backscatter** facility. This will reduce our capital construction costs, but will require sharing revenues with our selected partner. For **Beatrice Rafferty** we will seek funding from the Bureau of Indian Affairs for building renovations. For **Junkyard** we will seek funding through private entities like HUNT CAPITAL PARTNERS, LLC and Hunt Capital Partners Tax Credit Fund to borrow the funds to complete the retirement housing.

1.c.ii. Use of Existing Infrastructure The **Beatrice Rafferty** building and the future **Junkyard** building area are serviced by public water, public waste water treatment, and overhead electrical. All existing infrastructure will be re-used and we will evaluate if energy upgrades can be implemented to increase efficiency. **Backscatter** will use all former US Military buildings for office and mechanical spaces to operate the solar farm. Existing roads and fencing will be maintained and new transmission lines will need to be constructed for power transmission to connect to the electrical corridor. The **CSP**, if acquired, will be reconnected to N'tolonapemk and will use no infrastructure other than the natural beauty and spirit of our ancestors. For the **Calais Site**, demolition of the structure will be carefully completed. We will develop recycling goals to minimize waste and maximize re-useable materials that can be resold or donated to support other redevelopment efforts. No new infrastructure is required for either of these sites.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT** 2.Community Need 2.a.i  
The Community's Need for Funding: With populations of: 3,000; 3,005; and 157 (city-data.com & Passamaquoddy Tribal Government) our target communities do not have the resources to conduct assessments without Brownfields funding. Tax revenue is low for our local communities and the Tribe does not collect tax revenue. There is no other state or federal funding that can be sought to do this type of work. The Tribal revenue to support public services such as education, health, housing, and other assistance programs is through government grants

and funding. The limited federal funding is not sufficient to meet the current needs of the community and is currently subsidized by the Tribe's only significant revenue, the Passamaquoddy Wild Blueberry Company. As a low-income minority, this grant will assist in our continuation of overcoming any potential environmental justice and disproportionate disparities associated with Brownfield sites. The grant will allow communities to identify contaminants that will then allow for the redevelopment of properties into viable businesses or greenspace. Without the funding redevelopment cannot proceed. Meddybemps and Calais already are struggling to provide essential services to their communities. According to the US Census data, median household incomes are very low, for the Tribe it is \$28,750, for Calais it is \$34,844, and for Washington County, it is \$32,095. All well below corresponding Maine and US values. The Tribe's unemployment rates according to the Tribal Government census are also very high at 52.5%. Calais, in particular was significantly impacted by Covid-19 restrictions due to the closing of the adjacent Canadian border. Most Calais businesses prosper due to Canadian commerce. Eliminating Canadians from entering has caused several businesses to shut down which further impacts the town's tax base and has ramifications on the essential services that were a struggle to maintain even before Covid-19. According to EnviroAtlas our region has 88% of households below the quality of life threshold.

2.a.ii. Threats to Sensitive Populations *1) Health or Welfare of Sensitive Populations:*

Meddybemps, Calais, and the Tribe maintain some of the lowest economic statistics in the nation which also correspond to the most vulnerable populations including the elderly, youth, pregnant women, and Native Americans. Median household incomes are \$34,844 for Calais, \$28,750 for the Tribe, \$64,767 for Maine, and \$60,000 for Meddybemps. According to 2020 US Census data, people living below the poverty level in Washington County is 18.1 percent. According to the Passamaquoddy Government Tribal census data, Tribal members living below the poverty level is 35.3 percent. The 2020 US Census data for US residents living below the poverty level is 12.8 percent. EJSCREEN statistics from our target communities versus Maine data demonstrates percentiles over 95 percentile (%ile) in Air Toxics, Traffic Proximity and Superfund Proximity, lead-base paint in Calais is in the 79 %ile and 88%ile for wastewater discharge. The low income rates for the Tribe is 96%ile and Calais is 74%ile, Meddybemps has an unemployment at 75%ile, the Tribe at 84%ile, and Calais at 91%ile. Education below high school levels ranges from 34 to 90 %ile. This grant will assist in removing blight which will have a positive impact on attracting more residents and tourists as well as providing an incentive for other businesses to reinvest in their own properties. Removing blight next to the Passamaquoddy Child Development Center in Calais, expanding the park, and increasing tourism to the region, will enhance job opportunities for residents and Tribal members including our most sensitive populations like elderly people seeking supplemental tourist-related income. Removing blight and abandoned structures also decreases loitering, vandalism, and other crime related activities. Increasing overall unemployment will lead to a more prosperous region and raise the quality of life for all. Consolidation of our tribal offices into the **Beatrice Rafferty** will provide cost savings and greater efficiencies, allowing us to hire additional staff, likely from low-income families residing next to the **Beatrice Rafferty**. Mitigating contaminants will improve the health of our communities and potentially off-set health disparities.

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

According to the 2022 report, *Washington County Health Profile, Maine Shared Community Health Needs Assessment*: Washington County data for people per 100,000 are 190.8 for all

cancer deaths while the US is 146.2, asthma (12.6%) while the US is 9.4, lung cancer deaths 56.6 while US is 33.4, and drug overdose deaths is 63.5 while the US is 21.5. Native American Indians have disproportionately high rates of many health conditions that may put them at higher risk for serious illness if they contract corona virus. The Centers for Disease Control identified health risk factors of 34% of Native American Indian non-elderly adults are at risk of serious illness compared to 21% of White non-elderly adults. Native American adults are more than three times as likely to have diabetes compared with the US population, and are 30% more likely to have asthma. Since we suffer from low-income and fewer educational opportunities, we are less likely to know about the potential impacts of exposure to Brownfields contaminants. This may be a factor in our extremely high cancer and asthma rates. These assessments will focus on impacts to groundwater and vapor intrusion at the **Junkyard** and the **Calais Site**, inhalation and building material concerns like asbestos and PCB caulk in the **Backscatter**, and contributions to surface soils and surface water at **CPS, Beatrice Rafferty, and Junkyard**. Removing potential impacts to surface water from **CPS** will also minimize exposure to the Tribal members enjoying recreation and subsistence fishing on the Dennys River at N'tolonapemk. Since we all drink the water, breathe the air, and many access surface water for recreation and fish to support sustenance lifestyles, we will gain an understanding of potential impacts related to the Brownfields. If impacts are confirmed, we will erect signs to warn of dangers and conduct focused neighborhood and community meetings to convey the results and risks. We will also alert local health agencies and the MEDEP to provide at least temporary solutions to drinking water and vapor intrusion issues. Contaminants detected in buildings will be identified and mitigated so that the demolition personnel will be able to properly protect themselves from risks. These assessments will also contribute to the safe removal of the blighted structures and contaminants assessed, thus removing harmful exposure potential.

*(3) Promoting Environmental Justice* - Our target areas contain populations of people greatly affected by environmental justice issues. EJSCREEN indicates our disadvantaged target communities have high percentages of older people with low median household incomes and low educational achievements that are most likely to be exposed to hazardous contaminants. Our regional poverty levels are over 18% according to US Census data. Many residents of our region are unaware they may be exposed to harmful contaminants. This grant will determine if the target areas are at risk from harmful contaminants and will lead to the removal of blighted structures that likely contain dangerous contaminants. Grant outreach will inform residents of these risks and will promote remedial solutions. For the disadvantaged target communities, the grant will lead to cleaner sites yielding healthier individuals. Blight removal will increase property values, enhance businesses redevelopment which will create jobs with fair pay, reduce poverty rates, and increase tax revenue for the community to benefit through the support of local services. If awarded this grant, we will encourage the fair treatment and equal involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Per Environmental Justice, all citizens will have the right to participate as equal partners at every level of decision-making, including needs assessment, planning, implementation, enforcement and evaluation for the sites within their community.

## **2.b. Community Engagement** 2.b.i.Project Involvement & 2.b.ii.Project Roles

**Pleasant Point Health Center**-The center's goal is to enhance awareness and respond to health issues. The center has assisted in providing health statistics specific to Tribal members and will continue to monitor trends of any increase or decrease in incidences of these conditions. The center will be able to assist in public outreach, assist in educating the public on health issues related to specific contaminants, and identify sensitive populations. Elizabeth Neptune [elizabeth.neptune@ihs.gov](mailto:elizabeth.neptune@ihs.gov) phone (207) 853-0644.

**The Sunrise County Economic Council** -initiates and facilitates the creation of jobs and prosperity in Washington County including Meddybemps and Calais by working with a consortium of community-minded businesses, not-for-profit organizations, municipalities and citizens. The Sunrise County Economic Council will serve on the Brownfields Committee, provide input on the inventory and site selection, provide contacts to potential developers who may be interested in the Brownfields sites, and assist in the community outreach portion of the project. Jennifer Peters, [scec@surisecoiunty.org](mailto:scec@surisecoiunty.org) , phone (207) 255-0983

**Meddybemps Community Center**-This facility will provide a meeting space for all meetings that involve the Meddybemps sites. It is local to all of the sites and the community. Town selectmen will also provide key data for site selection, property owner discussions, access issues, and public feedback during community outreach meetings. Peter Trouant, email [ptrouant@gmail.com](mailto:ptrouant@gmail.com) phone (207) 214-6306.

**The City of Calais**-City officials will provide guidance on particular sites to assess and will provide a meeting space for all meetings that involve town assessed sites. They will assist in site selection, community outreach responses, discussions with local residents and property owners, assist with any property access issues, and provide critical insights to how the grant will best lead to City redevelopment. Michael Elis, City Manager, email [manager@calaismaine.org](mailto:manager@calaismaine.org) phone (207) 454-2521 ext. 1001.

**2.b.iii. Incorporating Community Input:** Communications with stakeholders in each target area will differ. Practices that abide by state Covid-19 guidelines will also be followed. Since these guidelines are likely to change over time, we anticipate most meeting requirements may also change. At high-risk times during Covid-19, we will minimize face-to-face meetings and community gatherings. These will, when necessary, be replaced with virtual communication strategies. Upon receiving the award, the Tribe will notify local and regional newspapers, cable access television operators, and partners. As the program progresses, outreach efforts preceding and proceeding each phase will include web and social media site updates by the Tribe and partner towns. We will use public access TV coverage, local public meeting advertisements, neighborhood surveys in combination with program/site information flyers, newspaper press releases, and respective Town newsletters. Tribal media includes the Wabanaki and People of the Dawn Facebook pages and the Sipayik Bare Bones Newsletter. Notice of all the public hearings will be placed in town offices and regional newspapers. Public comments can be sent directly to the Tribe or community members via website, direct e-mail, regular mail, or telephone conversation. The Tribal Government Offices and the partnering Town Offices will serve as the information repository for all hard copy program related documents. Other outreach activities will include marketing the properties to prospective developers through videos, brochures, and information through the Tribe, Towns, and partners. Our Pleasant Point Health Center will

monitor low income, pregnant women and the elderly. The Tribe will be conscientious of sensitive populations and will conduct door to door surveys, if warranted.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### 3.a. Description of Tasks/Activities and Outputs 3.a.i. Project Implementation, 3.a.ii Anticipated Project Schedule, 3.a.iii Task/Activity Lead(s), 3.a.iv Output(s)

<b>Task 1 Activity <u>Cooperative Agreement Oversight</u></b>
<b>Project Implementation:</b> 1. Dale Mitchell of the Passamaquoddy Tribe will be our Grant Administer and will supervise all activities with assistance from the Brownfields Committee (BC). The BC will consist of tribal members and town partners and QEP when hired. 2. Award announcement to region through the press, social media, webpages, and newsletters. 3. Quarterly BC meetings for year 1 & then semi-annual with the first meeting to discuss our roles, hiring a QEP, and how to efficiently administer the grant and build regional relationships. 4. Dale attends Brownfield Conference; 5. Dale and QEP address all required reports and ACRES updates.
<b>Anticipated Schedule:</b> 1. October 2023 2. October 2023 3. November 2023 through April 2028 4. When scheduled 5. Start December 2023 to December 2028
<b>Task Activity Lead:</b> Dale, Passamaquoddy Tribe with grant reporting support from QEP
<b>Outputs:</b> Updates to web pages and social media, press release, QEP contract, attend Brownfield Conference; quarterly and closure reports. ACRES updates, 12 meetings with the BC, 1 grant closure report.
<b>Task 2 Activity <u>Site Inventory and Community Outreach &amp; Engagement</u></b>
<b>Project Implementation:</b> Update and prioritize site inventory for ESA work with BC & QEP. Conduct public meetings to educate each target community and seek community input and generate responses in all communities where work is proposed. Additional public meetings will take place at key milestones in each community of the site work.
<b>Anticipated Schedule:</b> Quarterly starting in November 2023 until September 2028
<b>Task Activity Lead:</b> Dale Mitchell, Passamaquoddy Tribe, with BC & QEP Support
<b>Outputs:</b> Amended community site inventory with prioritized site ranking, 20 public meetings
<b>Task 3 Activity <u>Phase I &amp; II Assessment and ABCA Activities</u></b>
<b>Project Implementation:</b> 25 Phase I and 20 Phase II ESAs, 20 ABCAs
<b>Anticipated Schedule:</b> 3 sites begin November 2023 with additional sites to follow
<b>Task Activity Lead:</b> QEP & Dale Mitchell
<b>Outputs:</b> 25 Phase I & 20 Phase II ESAs, 20 QAPPs and HASPs, 20 ABCAs
<b>Task 4 Activity <u>Site Reuse and Cleanup Planning &amp; Remedial Action Plans (RAPs)</u></b>
<b>Project Implementation:</b> 20 Reuse plans and 20 RAPs
<b>Anticipated Schedule:</b> September 2024 to September 2028
<b>Task Activity Lead:</b> QEP and Dale Mitchell
<b>Outputs:</b> 20 Reuse Plans 20 RAPs.

**3.b. Cost Estimates** The cost estimate is based on previous time and costs completed from earlier assessments. **Task 1: Cooperative Agreement Oversight:** The averaged costs for the Passamaquoddy staff to implement the grant are as follows: personnel and Fringe @ \$86,000 or \$43/hr x 2,000 hrs. Brownfields conference (\$2,300 = \$1,300 airfare & car, \$1,000 hotel and food). Miscellaneous supplies and postage \$199. QEP time to assist with BC meetings, closure report, Qrtly reports, and ACRES updates \$34,000. **Task 2: Site Inventory and Community Outreach & Engagement:** Passamaquoddy personnel and fringe @ \$10,320 (240 hrs. x \$43),

and travel 500 miles @ \$0.625/mile = \$312.5. Outreach supplies for mtgs \$487.5, QEP Outreach participation and preparation, (20 mtgs including community mtgs. for each site following significant milestones) (20 mtgs. x \$2,725 = \$54,500). **Task 3: Phase I, Phase II, & ABCA Assessment Activities:** Passamaquoddy personnel and fringe @ \$4,300 (100 hrs. x \$43), QEP costs for 25 Phase I ESAs (\$6,000 x 25 = \$150,000) 20 Phase II ESAs (\$32,833.6 x 20 = \$656,672) which includes HASPs, QAPPS, 20 ABCAs (\$4,000 x 20 = \$80,000) **Task 4: Site Reuse and Cleanup Planning & RAPs:** Passamaquoddy personnel and fringe @ \$10,750 (250 hrs. x \$43), QEP costs \$7,412.7 each for 20 and Reuse Cleanup plans and RAPs.

Budget	Agreement Oversight	Site Selection & Community Outreach	Phase I and II ESAs & ABCAs	Reuse & Remedial Action Plans	Total
Personnel	\$55,900.00	\$6,708.00	\$2,795.00	\$6,987.50	\$72,390.50
Fringe Benefits	\$30,100.00	\$3,612.00	\$1,505.00	\$3,762.50	\$38,979.50
Travel	\$2,300.00	\$312.50	\$0.00	\$0.00	\$2,612.50
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$199.00	\$487.50	\$0.00	\$0.00	\$686.50
Contractual	\$34,000.00	\$54,500.00	\$886,672.00	\$148,254.00	\$1,123,426.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs	\$122,499.00	\$65,620.00	\$890,972.00	\$159,004.00	\$1,238,095.00
Indirect Costs	\$6,124.95	\$3,281.00	\$44,548.85	\$7,950.20	\$61,905.00
Total Budget	\$128,623.95	\$68,901.00	\$935,520.85	\$166,954.20	\$1,300,000.00

**3.c. Measuring Environmental Results** Outputs and outcomes will be used for tracking and measuring program progress. All outputs and potential outcomes will be listed on a tracking form that will also include the anticipated schedule. The outputs expected from this grant include the number of properties identified and assessed, reports, updates, meetings, and outreach tasks. We will track and measure progress through an Excel calendar spreadsheet that includes all pertinent milestones, site data, deliverables, meeting dates, budgets, and accomplishments for the grant. We will track progress through ACRES and quarterly reporting. We will make corrections to stay on track. We, the QEP, and the BC will compare completed tasks to projections making timely adjustments and trouble-shooting problems to assure the project is completed on time.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE** **4.a. Programmatic Capability** 4.a.i. & ii. **Organizational Structure & iii. Description of Key Staff:** Dale Mitchell, recipient of the 2018 USEPA Region 1 Environmental Merit Award, is the Tribal Brownfields Coordinator and has served in that role since 2007. As the Brownfields Coordinator, Mr. Mitchell has personally managed the successful administration of many 128(a) Tribal Response Grants and 2 104k Assessment Grants. Mr. Mitchell is in regular communication with the Tribe's Environmental Director, Mr. Marvin Cling, and members of the Tribal Finance Department including Edward Nicholas, the Grants Manager and Compliance Officer. The finance department provides Mr. Mitchell with basic centralized bookkeeping, accounting and reporting services for all grants and contracts. Mr. Cling oversees the budgetary, organizational and developmental activities of the Tribal Environmental Department. Mr. Mitchell also relies

on constant and detailed communication with the contracted QEP to assess the status and develop realistic timelines for all ongoing and projected site-specific activities. Mr. Mitchell is responsible for quarterly monitoring, and works closely with his QEP to complete community outreach, ACRES inputs, and closure reports. Mr. Mitchell intends to establish the BC to identify sites, assist with community outreach, respond to community questions and information, establish grant priorities, and allocate funding. Mr. Mitchell and the BC will meet quarterly and will determine which sites will be assessed within their respective communities.

**4.a.iii. Acquiring Additional Resources** The Tribe will acquire any additional expertise or resources required to successfully administer the grant according to federal procurement rules. Mr. Mitchell will work closely with the Finance Department and the QEP to identify qualified contractors or other sub recipients, as necessary.

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**4.b. Past Performance and Accomplishments** **4.b.i Currently Has or Previously Received an EPA Brownfields Grant:** **4.b.i.(1) Accomplishments** As indicated previously, the Tribe has successfully administered and closed-out eleven 128(a) Tribal Response Grants and two 104k Assessment Grants. This total does not include our FY21 128(a) Grant number 00A00679, of which all funds have been expended but the close-out process has not been completed. We are currently working with funding awarded as part of our FY22 128(a) grant RP00A00685. To date, funding from our FY19, FY20, and FY21 128(a) awards has been used to complete 6 SSQAPPs, four Hazardous Building Material Inspections, 1 environmental media management plan, 5 Phase II ESAs, 2 MEDEP VRAP applications, annual inspection and maintenance of engineering controls at 1 Site, and prepare a Redevelopment Study for the Former Backscatter Radar Site. Our most recent funding has also been used to conduct reuse planning at 2 Sites, provide training and outreach to Tribal groups including the Passamaquoddy Warden Service, conduct outreach activities with school children from the Beatrice Rafferty School, and organize a Community Household Hazardous Waste Day. Site specific outputs associated with the FY19, FY20, and FY21 grants have been entered into the ACRES. Key accomplishments associated with our most recent Brownfields Activities include establishing a new public water supply well. Additionally, recent Brownfields funding has been used to assess and remediate Hazardous Building Materials at two vacated tribal government buildings. Both buildings are located at the heart of the Reservation and are in the process of being reoccupied for new uses.

**4.b.i.(2) Compliance with Grant Requirements** All work conducted as part of our Brownfields grants has been in compliance with our work plan as well as the schedule, terms, and conditions of our cooperative agreements. We have made sufficient progress under our grants to achieve the expected results within the grant period and have submitted necessary deliverables and required reporting (including quarterly reporting and ACRES) to the satisfaction of our Project Officer. Open EPA Brownfields Grants include our FY21 128(a) Grant number 00A00679, of which all funds have been expended but the close-out process has not been completed (Submission of the Final Technical Report). Additionally, we will be expending FY22 128(a) grant funding (RP00A00685) over the next 10 months and anticipate having the entire award spent prior to September 31, 2022. Our FY20 cooperative agreement is currently listed as “open” in ACRES, however we have confirmed with our Project Officer that all appropriate closure requirements were completed and submitted on time. As of this writing, we cannot provide an explanation for the Open status.

## **Threshold Criteria Response**

### **Community Wide Assessment Grant for States and Tribes**

#### **1. Applicant Eligibility:**

The Passamaquoddy Tribe is eligible for funding as a Federally Recognized Indian Tribe.

The Passamaquoddy Tribe has not applied for an FY23 Community-wide Assessment Grant, FY23 Assessment Coalition Grant (as a lead or non-lead coalition member), or an FY23, Multipurpose Grant. Additionally, our reservation has not been included in an application submitted by an intertribal consortium and was not awarded an FY22 Community-wide Assessment Grant for States and Tribes.

#### **2. Community Involvement:**

We will use our partners to assist with community involvement and they are as follows: Pleasant Point Health Center, the Sunrise County Economic Development Council, Meddybemps Community Center personnel, and the City of Calais-City officials.

Communications with stakeholders in each target area will differ. Practices that abide by state Covid-19 guidelines will also be followed. Since these guidelines are likely to change over time, we anticipate most meeting requirements may also change. At high-risk times during Covid-19, we will minimize face-to-face meetings and community gatherings. These will, when necessary, be replaced with virtual communication strategies. Upon receiving the award, the Tribe will notify local and regional newspapers, cable access television operators, and partners. As the program progresses, outreach efforts preceding and proceeding each phase will include web and social media site updates by the Tribe and partner towns. We will use public access TV coverage, local public meeting advertisements, neighborhood surveys in combination with program/site information flyers, newspaper press releases, and respective Town newsletters. Tribal media includes the Wabanaki and People of the Dawn Facebook pages and the Sipayik Bare Bones Newsletter. Notice of all the public hearings will be placed in town offices and regional newspapers. Public comments can be sent directly to the Tribe or community members via website, direct e-mail, regular mail, or telephone conversation. The Tribal Government Offices and the partnering Town Offices will serve as the information repository for all hard copy program related documents. Other outreach activities will include marketing the properties to prospective developers through videos, brochures, and information through the Tribe, Towns, and partners. Our Pleasant Point Health Center will monitor low income, pregnant women and the elderly. The Tribe will be conscientious of sensitive populations and will conduct door to door surveys, if warranted.



**3. Target Areas and Priority Sites**

We have provided a response to Section IV.D.4. in the Narrative Information Sheet, including a list each target area and the address of each priority site.

**4. Named Contractors and Subrecipients**

We have not named or selected any contractors or subrecipients to conduct work proposed in this application. When we do, we will follow appropriate federal

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/22/2022

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

Passamaquoddy Indian Reservation

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-0338717

\* c. UEI:

CNEPND CBL877

d. Address:

\* Street1:

367 County Rd.

Street2:

Box 343

\* City:

Perry

County/Parish:

Washington

\* State:

ME: Maine

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

Maine 04667

e. Organizational Unit:

Department Name:

Sipayik Environmental Dept.

Division Name:

Passamaquoddy Tribal Gov.

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Dale

Middle Name:

A

\* Last Name:

Mitchell

Suffix:

Title:

Brownfields Program Coordinator

Organizational Affiliation:

Passamaquoddy Tribe

\* Telephone Number:

207 853-5145

Fax Number:

207 853-2418

\* Email:

dalem@wabanaki.com

## Application for Federal Assistance SF-424

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

I: Indian/Native American Tribal Government (Federally Recognized)

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 Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-I-OLEM-OBLR-22-06

\* Title:

FY 23 Guidelines for Brownfield Assessment Grants (Community-Wide Assessment Grants for States and Tribes)

### 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:

Passamaquoddy Tribal Government  
Community-Wide Assessment Grants for States and Tribes

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

02

\* b. Program/Project

02

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

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2023

\* b. End Date:

09/30/2028

**18. Estimated Funding (\$):**

\* a. Federal

130,000.00

\* b. Applicant

0.00

\* c. State

0.00

\* d. Local

0.00

\* e. Other

0.00

\* f. Program Income

0.00

\* g. TOTAL

130,000.00

**\* 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 18, 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:

Chief

\* First Name:

Rena

Middle Name:

D

\* Last Name:

Newell

Suffix:

\* Title:

Tribal Chief

\* Telephone Number:

207 853-2600

Fax Number:

207 853-6039

\* Email:

rena@wabanaki.com

\* Signature of Authorized Representative:

Dale A Mitchell

\* Date Signed:

11/22/2022