

Caribou Riverfront Redevelopment Committee
February 27, 2024
6:00 pm

1. Call Meeting to Order
 - Determine Quorum
 - Disclosure of any Conflicts of Interest

2. Approval of Minutes
 - January 30, 2024 Meeting

3. New Business
 - Establish a procedure for calling meetings and establishing an agenda
 - Discuss the process for determining reuse options for the 3 properties (Power plant, Starch plant, train station). Presumably the City will own all of these in the future. Are there limitations on what we can or can not consider doing with them? What about a process for obtaining public input? Seek a developer through an RFP process? Remain City-owned? Sell/lease to private entity?

4. Old Business
 - Finalize strategy for re-establishing the cooperative effort with our neighbors to change the use of the railroad right-of-way. Assign PPR's and establish a timeline.

5. Staff Report
 - Update on projects (Brownfields, NBRC, Planning Board).

6. Set Next Meeting

7. Adjournment



City of Caribou, Maine

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org*

Caribou Riverfront Redevelopment Committee Meeting Minutes Tuesday, January 30, 2024 @ 6:00 pm City Council Chambers

Members Present: Mark Draper, Christina Kane-Gibson, Dave Belyea, Melinda Barnard

Member present via zoom: Andrea Flannery

Others in Attendance: Jan Murchison, Ken Murchison, Dan Bagley, Lou Willey, Suzanne Saunders, Bob Morin, Bill Sheehan of MDEP, Michelle Hersey of County Environmental, Gina LeBlanc-Eggert of Versant Power, and Melissa Lizotte, BDN/Aroostook Republican.

Others present via zoom: Jim Byrne, EPA, Marisa Chrysochoou, UCONN, Randi Mendes, UCONN, Katie Malgioglio, UCONN

Elected Officials and Staff present: Tamara Lovewell, and Council Liaison, Penny Thompson, Staff.

Elected Officials and Staff present via zoom: Karen Gorman

I. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest.

Chairperson Mark Draper called the meeting to order at 6:00 pm, all were present.

II. Approval of Minutes

Dave Belyea made a motion to accept the September 12, 2023, meeting minutes. Christina Kane-Gibson seconded the motion. The vote was unanimously approved.

III. Public Hearing

The hearing was called to order at 6:04 pm by Mark Draper. Presentation of (ABCA) “Analysis of Brownfields Cleanup Alternatives” by Michelle Hersey.

- A Lower Lyndon neighbor asked if anything will be airborne. She has concerns about children, and her husband has a serious lung issue.
 - Roofing shingles – non-friable, asbestos fibers will not be airborne. Proper removal procedures prevent that.
- Will there be a tent over the project?
 - No, cannot grind or cut.
 - Will be containerized.
- Concerned about airborne particles and transporting.
- Wants a letter, stating the process will be safe for her kids.
- Michelle said they will be letting the public know about the process.
- Michelle spoke about the friable asbestos will be “over packed” to prevent any exposure.
- There will be a traffic plan and they will ask the public for input.
- Christina Kane-Gibson asked if the oil tanks are really this full.
 - Michelle said she is giving estimates based on a “worst case scenario”.

- Christina Kane-Gibson asked if this can be recycled?
 - Michelle said it can be burned in a waste oil furnace if not cut with solvents and PCBs.
- A neighbor at Patten Street asked if eventually everything is going to go. The federation building is a meeting site for homeless and addicts and the police are not addressing the issue.
- Michelle said this is a multi-step process.

The public hearing was closed at 6:29 pm.

IV. New Business

EPA Brownfields Grant Community Outreach Plan

Michelle presented a Community Relations Plan:

- There will be a large sign with contact numbers.
- Fact sheets will be produced.
- DEP and EPA must approve everything.
- Guidelines must be followed.
- Lyndon Street neighbor: time capsules are buried there & said that her dad worked there 40 years and died of lung cancer although he never smoked.
- Patten Street neighbor – is there a requirement to maintain public access to boat landing?
 - Michelle said, yes, they must maintain public access to it.
 - Bill Sheehan said the federal government requires that the dam owners maintain ability to use the boat launch.
- Inside work will be done first in the building
- The city will keep all this information updated on the website.

V. Old Business

- DOT Draft Letter – will table for now.
 - Melinda said leadership has changed in neighboring towns and LDA so it would be good to reach out again.
- Sample RFPs –
 - Ken sent RFP's today to Waterville, Belfast, and Gardiner, the pedestrian trail project is through multiple towns.
 - Jan added Bucksport is near a railroad line.

VI. Staff Report

- Progress updates on EPA Brownfields Clean Up of diesel plant
 - Jim Byrne of EPA said that people are working with EPA on a plan
 - CERCLA action regarding steam plant
 - CERCLA is authorized to spend up to \$2 million dollars.
- Progress updates on NBRC Riverfront project
 - Karen Gorman gave an update of NBRC
 - Planning Activities are excluded from NEPA, but would only allow to 30%
 - Need funding to pay for environmental impact studies which are estimated to be \$60,000
 - Ted asked Michelle Hersey for clarification on Phase I recommendations, then a request for a Phase II on NBRC properties.

- Progress updates on DOT VPI (Village Partnership Initiative) project
 - The funds are included in the grant, but the money isn't given up front. It could be up to 6 months to get reimbursed.
 - The goal is to tie pedestrian traffic from downtown to the riverfront and back, for better health and economic outcomes.
 - There will be a meeting for a kickoff March 1.
- Icebreaker 1/29: Several committees have been working together to get things done.

VII. Set Next Meeting –

The next meeting will be February 27 at 6:00 pm.

VIII. Adjournment

Motion by Melinda Barnard to adjourn, Dave Belyea seconded the motion. The vote was unanimously approved.

Meeting Adjourned 7:18 pm.

Respectfully Submitted,

Christina Kane-Gibson
Secretary, Riverfront Redevelopment Committee

CKG/JK



GRANT PROJECT UPDATES

FEBRUARY 2024



CERCLA

\$ TBD

EPA EMERGENCY ACTION ON STEAM PLANT

- Action plan from US EPA Region 1 has been received.
- EPA / DEP onsite 10/4/23
- \$2 million has been approved for Steam Plant demolition project (no match required).
- Waiting for more information.



EPA BROWNFIELDS FY2023

DIESEL PLANT & OTHER

\$900,000

- Qualified Environmental Professional has been selected: County Environmental Engineering, Inc.
 - ASAP payment portal is all set up to be able to receive grant funding.
 - Cooperative Agreement has been received from the US EPA.
 - Online reporting through ACRES portal done for last quarter.
 - "Notice to Proceed" received.
 - Public hearing on 1/30, 30-day comment period on ABCA is open.
- LEARN MORE: <https://www.cariboumaine.org/grants/>



NORTHERN BORDER REGIONAL COMMISSION (NBRC)

RIVERFRONT PLAN & PROJECTS \$472,550

- Grant agreement finalized.
- Mandatory Grantee meeting on 9/27.
- LDD Contract approved at 10/10 City Council meeting.
- Story on WAGM, Tuesday 9/26.
- Requested partial notice to proceed for NEPA review 2/2/2024

ARPA NEU FUNDS:

2021 - BROADBAND STUDY

2022 - USED AS MATCH FOR COUNTY ARPA PROJECT

2023 - USED AS MATCH FOR COUNTY ARPA PROJECT

ARPA - AROOSTOOK COUNTY MATCHING FUNDS

FY2022 - IMPROVEMENTS TO FIRE STATION & AMBULANCE EQUIPMENT

\$150,000

FY2023 - FIRE DEPARTMENT TURN-OUT GEAR, POLICE BODY WORN CAMERAS & RADIOS

\$100,349

FY2024 - LETTERS OF INTEREST DEADLINE 2/16/2024



DOT VPI

\$50,000

DEPARTMENT OF TRANSPORTATION
VILLAGE PARTNERSHIP INITIATIVE

- Contract with TYLin and Razor Landscape Architecture executed
- This is a 50/50 partnership with MaineDOT to rethink how people access areas in Caribou.

CONGRESSIONALLY DIRECTED SPENDING REQUESTS

SENATOR COLLINS:

FY23 - POLICE STATION \$2.5 MILLION

The City was contacted by HUD on 2/2, they have added more staff to help. Station in Design Development Phase, presentation by architect at 2/12 City Council meeting.

LEARN MORE: <https://www.cariboumaine.org/police-station-project/>

FY23 - CARIBOU POND & PARK RECLAMATION PROJECT \$4.459 MILLION

The City was contacted by HUD on 2/2, they have added more staff to help. No work can begin until project is funded. Still waiting.

FY24 - IMPROVEMENTS TO FIRE STATION \$1.359 MILLION

Waiting for passage of federal budget.

SENATOR KING:

FY24 - ENERGY IMPROVEMENTS AT LIBRARY

Waiting for passage of federal budget.

Did you know that a successful grant application starts with well-constructed planning documents? The City of Caribou is working on their 2024-2034 Comprehensive Plan which will be the foundation for grant applications going forward.

Care. Envision. Do.
CARIBOU
2034

CARE for our community, **ENVISION** the future, then help Caribou **DO** what it takes to make it happen!

JOIN THE CONVERSATION: [CARIBOUMAINE.ORG/CARIBOU2034](https://www.cariboumaine.org/caribou2034)