



# City of Caribou

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**Narrative Information Sheet**  
**EPA FY2025 Brownfields Cleanup Grant Application**  
**RFA No.: EPA-I-OLEM-OBLR-24-11**

1. Applicant Identification: City of Caribou, Maine  
25 High Street, Caribou, Maine 04736
2. Website URL: [www.cariboumaine.org](http://www.cariboumaine.org)
3. Funding Requested
  - a. Grant Type: Single-Site Cleanup
  - b. Federal Funds Requested: \$4,000,000
4. Location
  - a. City: Caribou
  - b. County: Aroostook County
  - c. State: Maine
5. Property Information  
Steam Plant Site at the Former Caribou Power Plant complex  
142 Lower Lyndon Street, Caribou, Maine 04736
6. Contacts:
  - a. Project Director: Penny Thompson, City Manager  
25 High Street, Caribou, Maine 04736  
(phone): 207-493-5961  
[citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org)
  - b. Chief Executive/Highest Ranking Official: Courtney Boma, Mayor  
25 High Street, Caribou, Maine 04736  
(phone): 207-493-3324  
[cboma@cariboumaine.org](mailto:cboma@cariboumaine.org)
7. Population: City of Caribou has a population of 7,431 (7-1-2023 Census data).

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the narrative and substantiated in the attached documentation.	1 – 3
The proposed site is adjacent to a body of water (i.e., the border of the proposed site 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).	1
The proposed site is in a federally designated flood plain.	1 – 2
The reuse of the proposed cleanup site will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed cleanup site will incorporate energy efficient measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
The target area is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	N/A

9. Releasing Copies of Applications: Not Applicable- application does not have confidential, privileged or sensitive information.

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

### **1.a Target Area and Brownfields**

1.a.i. Overview of Brownfield Challenges and Description of Target Area: The City of Caribou, incorporated in 1859, is the most northeastern city in the U.S., is located on the Aroostook River, which is well-known for its scenic, historical, recreational, and trout and salmon fishery values. The people of the Mi'kmaq Nation were the first residents, and are still a vital part of the community. The international border with Canada is just 15 river miles downstream of the site. It consists of 79.29 square miles, and a population of 7,431. Caribou meets the census definition of a small rural town. Caribou experiences social, environmental, economic and health and welfare disparities typical of a disadvantaged rural community including remoteness from urban areas (Portland, ME is 300 miles away) and weather extremes exacerbated by geography and climate change. Until the late 1960s, Caribou was the world's largest potato shipping hub, and until the base closure in 1994, was a service community to Loring Air Force Base, leading to a long period of disinvestment. Unemployment spiked in the wake of the base closure, causing massive workforce flight and abandonment of residential, commercial and industrial properties, including the Steam Plant site at the former Caribou Power Plant complex, which is the proposed Brownfield target area. Caribou struggles to maintain a resilient economy and has lost 40% of its population since 1960. Valuable school programs and safety resources have been slashed due to reductions in the Caribou budget. In a remote rural community such as Caribou, brownfields exacerbate public health and environmental risks, and social and economic burdens. Environmental challenges include: 8 brownfield sites, 2 Superfund sites, and 14 hazardous waste sites. With under 7,500 people, the population has a large elderly contingent. According to EJSCREEN and CEJST, Caribou is in the 82<sup>nd</sup> percentile of the US for people over 65. The elderly have an elevated risk associated with the windblown asbestos from the Steam Plant that exposes all nearby residents, waterbodies, and recreational trail users. EJSCREEN also reports that Caribou has a low-income rate of 40%, 10% higher than the national average. The proposed brownfield site poses health and safety concerns to the surrounding sensitive receptors, creates blight impacting property values, and encourages rampant vandalism, graffiti, and trespassing. This is a culturally significant area to the Mi'kmaq Nation and through the Tribe's Eltueg corporation, educational tourism opportunities have been explored. This cleanup grant will support Caribou's ongoing efforts to revitalize this riverfront site. This highly valued plan has been conceived and supported throughout community visioning sessions during the City of Caribou 2024 Comprehensive Planning process.

1.a.ii. Description of the Proposed Brownfield Site: The site is the abandoned Steam Plant, located in the urban compact (Census Tract 230039514). The Steam Plant is bordered by the Aroostook River on the east and located within its floodplain; an abandoned railbed (recreational trail) to the west; a wooded area to the south which includes a public boat launch (upstream); and electrical substation, owned by Versant Power, the hydro plant owned by InClima Solutions, and former water company buildings owned by Atlantic Salmon for Northern Maine, Inc all located to the north (downstream). The 0.74-acre site is part of Map 25 Lot 149AA owned by the City of Caribou. Topography is flat with a steep embankment to the Aroostook River. This site was selected to reduce the disproportionate impact of brownfields in this area, to safeguard and improve the disadvantaged adjacent neighborhood, alleviate concerns of contamination spread, and protect the riverine environment. The Steam Plant and adjacent dam have historically (circa 1889) been the location of power generation (until 2012) and public water supply (until 2006). Located less than one half mile from downtown, the site is of local, regional, and international environmental concern. The vacant Steam Plant produced electricity from 1949 until 2011. The abandoned 10,700 square-foot, five-story building is in horrific disrepair with a leaking roof, broken windows, and must be continuously boarded up to prevent trespassing and vandalism. Identified in 2021 Phase I and 2022 Phase II and Hazardous Building Materials Survey (HBMS), asbestos is the main concern for cleanup, but contaminants such as lead, mercury, universal and hazardous wastes, and waste oil in electrical equipment, tanks, drums and vessels, are of concern as well. The HBMS identified over 2 miles of asbestos-wrapped steam and water pipes; 1,600 square-feet of asbestos-containing Transite electrical boards and panels; 14,000 square-feet of asbestos-coated condensers, ducts, vents, tanks, point heaters, steam headers, and vessels; two massive boilers

coated with 8,200 square-feet of asbestos; 400 square feet of asbestos-containing floor tile and mastic; thousands of asbestos-containing piping gaskets; miles of asbestos-coated electrical wiring; 2,000 square-feet of asbestos-containing window glazing and caulking; and the entire roof (tar and gravel) is contaminated with asbestos. The asbestos-wrapped piping, condensers, ducts, tanks, vessels, and two massive boilers are double-wrapped in steel-mesh jacketing, which is to be extremely difficult and time-consuming to remove and resulted in exorbitant costs to properly remediate. The turbines are equipped with lead diaphragms and equipment, tanks, and piping coated in lead-based paint. Over 5,000 gallons of waste oil remain in boiler day tanks, separation tanks, turbine reservoirs, transfer pumps, and drums, which are deteriorating at a rapid pace and would pose an unprecedented environmental risk to the Aroostook River if a catastrophic waste oil release occurs. The Steam Plant presents an overwhelming series of challenges to Caribou, as the current owner, as it works to promote quality of life, economic development and a redeveloped riverfront. Since the site's abandonment, well prior to the City's acquisition, the roof has deteriorated and began leaking; metal scavengers damaged virtually everything inside, including asbestos containing materials and waste oil-containing structures. Non-friable asbestos has deteriorated, and large volumes of friable asbestos are present. Currently, a limited removal of friable asbestos is being conducted through CERCLA but further cleanup is needed to fully decontaminate the Steam Plant to make it safe for redevelopment. For full remediation, demolition of the Steam Plant is necessary. The estimated cost to properly remediate asbestos, lead-based paint, universal waste, and waste oil and to demolish the Steam Plant after CERCLA activities are completed is astronomical and would bankrupt Caribou if EPA Brownfields Cleanup funding is not secured.

### **1.b. Revitalization of the Target Area**

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Redevelopment of the site will likely take the form of a park for use by Caribou's citizens and visitors. As there is a walking trail nearby and the site is on the Aroostook River, it will serve as an ideal locale for public recreation and riverfront access for a community in need of such amenities. This planned park is aligned not only with its location in a federally designated floodplain, but also with community goals, future visions, and adjacent land use. A 2009 Downtown Revitalization Plan, and the 2024 Comprehensive Plan discuss the priority need for removal of blight and revitalization of Caribou's Aroostook riverfront. The Caribou Riverfront Redevelopment Committee (CRRC) was established in 2020 to evaluate and plan for cleanup and redevelopment of the riverfront. The Planning Board has rezoned the area to promote mixed use and recreation. The Maine Department of Transportation is considering reuse of the riverfront railroad right of way for a recreational trail. Atlantic Salmon of Northern Maine, Inc. plans a fish hatchery/park on an adjacent parcel. During the 2024 Comprehensive Planning process, a visioning session was attended by over fifty residents, and it was acknowledged that riverfront redevelopment is long overdue. The CRRC meets monthly, and has other ongoing riverfront district revitalization projects, all enlisting public input. This brownfields proposal and public hearing are catalysts for discussions leading to redevelopment and removal of blight, and reduction of public health and safety concerns. It is serving to energize and fuel riverfront cultural and recreational development welcomed by the entire community.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Caribou's sustainable brownfield reuse strategy provides the perfect opportunity to highlight riverfront revitalization efforts and increase community pride and sense of place for residents and visitors. Health, welfare, and safety for sensitive populations will be increased by contamination and blight removal and creating a new scenic riverfront recreation area. Not only will remediation make possible a new community greenspace, but the reuse plan is a first step and a needed symbol of transformation, community pride, environmental stewardship and health and welfare. The Caribou Development Committee prioritizes riverfront cleanup and redevelopment as a major economic engine for boosting the local economy. The international gateway will become more scenic when the vacant, distressed property with the dystopian Steam Plant and crumbling pavement will be transformed into a beautiful park, restoring the natural landscape. Opportunities abound for cultural education, such as an informational kiosk about the historical importance of the site for water and power supply, as well as about renewable hydropower at the dam.



Renewable energy and resiliency will be facilitated by this project: Remediation and reuse of the site will ease the planned restoration of hydropower generation at the dam by improving access and security. Local solar electric power operations feeding Versant Power’s substation, adjacent to the Steam Plant, will benefit from the increased security resulting from the cleanup. Additional elements of “resilient revitalization” include reduced impacts of climate change (weather extremes: “more frequent and severe storms”) by elimination of impermeable surfaces adjacent to the river which will be replaced by native grasses and vegetation, and maximized the recycling rate of demolition materials; it is estimated that at least 90% will be diverted from the waste stream, and the use of existing infrastructure, energy-efficient lighting and renewable local natural building materials.

**1.c. Strategy for Leveraging Resources:**

1.c.i. Resources Needed for Site Characterization: Phase I ESA, Phase II ESA, and HBMS were completed for the site. No additional assessment or characterization is anticipated; however, if unexpected conditions arise, funding will be sought through EPA’s TBA program or through MEDEP 128A funds.

1.c.ii. Resources Needed for Site Remediation: Cleanup of the Steam Plant is estimated at \$4M; as such, it is anticipated that this EPA Grant will be sufficient for site cleanup. Caribou will be flexible with contractor schedules to receive the lowest bids and will utilize local contractors as feasible. If cleanup bids exceed the budget, gap funding will be sought through the Maine Department of Economic and Community Development, Maine Department of Environmental Protection Regional Response Services, State of Maine Brownfields Revolving Loan Fund (RLF), and/or Eastern Maine Development Corporation’s Brownfield RLF program. Costs for grant administration will be provided by Caribou.

1.c.iii. Resources Needed for Site Reuse: Caribou is committed to site restoration for reuse. The owner of the adjacent hydro plant, InClima Solutions, plans to reopen the hydro plant and seeks to support education. The Eltueg Corporation, the Federally Chartered Corporation of the Mi’kmaq Nation, has been consulted on the cultural significance of the Aroostook River to the Tribe. Funding for a Riverfront Master Plan has been secured by the CRRC. Reuse planning will be coordinated with the US EPA Land Revitalization office. Caribou blight funds and in-kind services will be used. Adjacent landowners have expressed support for recreational reuse and may provide site enhancements such as fencing, murals and educational displays. Caribou expects to procure proposed leveraging consistent with terms of the announcement and narrative; the grant will stimulate the availability of additional resources.

Name of Resource	(1.c.i.) Assessment, (1.c.ii.) Remediation or (1.c.iii.) Reuse	Secured / Unsecured	Details
InClima Solutions	Reuse	Secured	Adjacent landowner: hydro plant education
Eltueg Corporation	Reuse	Secured	Providing consultation on river’s cultural significance to local Mi’kmaq Tribe
City of Caribou	Remediation Reuse	Secured	1. Cooperative Agreement oversight 2. Community Engagement 3. Site restoration
Caribou Riverfront Redevelopment Committee (CRRC)	Reuse	Secured	Has secured Riverfront Master Plan for site reuse as open space and riverfront park; assist with community communication
Region I US EPA Land Revitalization	Reuse	Unsecured	Plan to leverage LRTA resources in Spring 2025
ME DEP response services; RLF	Remediation	Unsecured	Available if necessary, during cleanup
Engie NA	Reuse	Unsecured	Energy-efficient lighting
Versant Power	Reuse	Unsecured	Adjacent landowner: secure fencing/mural
Local, regional, & federal grant programs	Reuse	Unsecured	Available, if necessary, may apply to relevant sources for community benefit.

1.c.iv. Use of Existing Infrastructure: Existing infrastructure includes electricity, and municipal water/sewer. No additional infrastructure needs are foreseen. An adjacent railroad right of way and unpaved roadway allow pedestrian and vehicle access to the site and upstream boat landing.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

2.a.i. The Community's Need for Funding: This grant is necessary for Caribou which is unable to fund environmental remediation and subsequent reuse due to small population, low income, and declining tax base. Between the 2010 and 2020 census, Caribou was the fastest-shrinking city in Maine. Caribou's 2022 median household income of \$47,803 is 29% below Maine median income of \$68,251, and 36% below the US median household income of \$75,149. The poverty rate in Caribou is 13.6%, above the state rate of 10.4%. Child poverty rate is 20%; state rate is 13%. (US Census; County Health Rankings 2022). As a designated regional service center, most new construction and business has been government and/or healthcare-related, and therefore tax-exempt, resulting in a tax base not keeping up with increasing municipal expenses; causing a lack of financial resources for site cleanup. This grant will fulfill community need for blight removal and recreational space. It will support public health and safety necessary for this community to overcome serious environmental threats and health disadvantages.

#### 2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: Four sensitive populations facing greater susceptibility to the risks/challenges of environmental degradation, climate change, crime, vandalism and blight in the target area are seniors, veterans, low-income population, and limited English-speaking households. The proportion of senior and veteran residents is greater locally than both state and national averages. Seniors over 64 comprise 27% of residents in Caribou; compared with US rate of 18%. The local hospital service area contains 92% higher proportion of seniors than nationwide. The local veteran population is 14% compared to 7% nationwide (US Census); the local hospital service area contains 88% more veterans than hospitals nationally (Cary Medical Center). 40% of Caribou's population is low income, compared to 28% for the state of Maine. According to EJSCREEN, within a 1-mile radius of the site, low-income population is 47% of total; resulting in 87<sup>th</sup> percentile in the state; 78<sup>th</sup> percentile in US. In the target site census tract, 21% are below the poverty line compared to 14% in all of Caribou and 11% US (2020 Census). Other significant local welfare issues are indicated by public assistance (3.3% compared to 2.4% nationally), and SNAP benefits (21% compared to 11.4% nationally). Food insecurity affects 16% of residents compared to 12.4% Maine, and 12% for the U.S. Caribou's percentage of limited English-speaking households is at the 92nd percentile for Maine and 72nd percentile for U.S. households. While age, veteran status, low incomes, and linguistic isolation, all contribute to higher risk for exposure to the contaminants and blight attributed to the site, the environmental and socioeconomic benefits of this cleanup to sensitive populations are many. Not only will the cleanup remove blight and increase the safety of these sensitive populations, but it will also spur community investment, leading to new businesses, jobs and economic growth throughout the city. New spaces for community gatherings for events, food trucks and farmers' markets will be created.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: Caribou, as part of Aroostook County, experiences the highest rate (21%) of people with fair or poor health in the state. Also highest is the percentage of adults who are obese, 38%, with 36% reporting no leisure time physical activity. A local community health assessment also reports that obesity in our hospital service area is more prevalent than in those of 78% of hospitals nationwide. The 2022 Community Health Needs Assessment (CHNA) cites cancer as the #1 local health priority with 69.3% of survey respondents rating it as extremely important. While all cancer rates are near state/national averages, 46% rate of colon cancer is of concern compared to 36%. Cancer is the leading cause of death in Aroostook County with a higher mortality rate than statewide. Higher than average asthma rates impact 12.8% of County population, compared with 11.4% statewide and 9.4% nationwide. Youth asthma impacts 13.7% compared to 7.9% nationally. The local rate of COPD is 11.8% compared to 6.5% nationally, resulting in almost

double the state and national rate of COPD hospitalizations: 31.3% vs. 16.7% (ME), 16.3% (US). Other CHNA areas of concern are: All hospitalizations: 81% vs 61% statewide, individuals with disabilities: 22.3% locally, 16% Maine, 12.7% US; heart attack deaths: 31.3% locally, ~25% Maine and US. This cleanup grant and associated reuse strategy will reduce threats and address the health and welfare of sensitive residents. Exposure to currently unsecured pollutants present at the site are cancer/health risks to vulnerable residents visiting this site, either through direct contact or threat of ground and surface water contamination. The threat of exposure to airborne asbestos by those affected with asthma and COPD will be mitigated by this cleanup. New opportunities for accessible recreation and physical activity for overweight/obese residents will be provided.

(3) Promoting Environmental Justice: All (100%) of the population is rural, which denotes disadvantaged and underserved, as rural populations are “systematically denied a full opportunity to participate in many aspects of social, economic and civic life.” (E.O.13985) Environmental justice indicators show that people in Caribou do not have adequate access to affordable housing, clean environments, adequate transportation, and healthy food and lifestyles.

(a) Identification of EJ issues: All three census tracts of Caribou, including the target site, are designated disadvantaged and Justice 40 areas by the 2022 Council on Environmental Quality Climate and Economic Justice Screening tool, validating Caribou’s health, economic and social disparities. According to the current EJ Screen Community Report for Caribou, air non-attainment, impaired waters, transportation access burden, and food desert are significant environmental justice factors. Additionally, 13% of neighborhood housing units are vacant, up 37% from 2010 (US Census). Overall, the most prevalent stressors to local sensitive populations are low household income, asthma, heart disease and obesity, and lack of physical activity (EJSCREEN, 2022 Community Health Needs Assessment (CHNA), US Census). In target site census tract, 13% of housing units are vacant, up 37% from 2010 (2020 Census).

(b) Advancing Environmental Justice: The requested funds will promote environmental justice by cleaning up the contaminated and blighted riverfront area in this disadvantaged neighborhood; protecting sensitive populations from disproportionate and adverse human health and environmental effects, especially wind-blown contaminants; and create economic opportunities. The outcome of this project will be an upgraded, clean area in which low-income citizens and sensitive populations (children, veterans, seniors, limited English) can recreate and feel secure, rather than be concerned about health hazards, personal safety, and vandalism. A beautiful, revitalized riverfront will spur economic development and just treatment for the currently underprivileged neighborhood. Opportunities for meaningful resident involvement will be provided during project community engagement activities to ensure that revitalization does not result in unintended displacement of residents or small businesses. By including community members through every step of the process, Caribou will ensure that this project is equitable and beneficial for the people who already call this city home. This grant will be used to help achieve Caribou’s goals of advancing environmental justice, elevating community pride, and honoring sense of place.

**2.b. Community Engagement** 2.b.i. Project Involvement and 2.b.ii. Project Roles: Key stakeholders engaged to provide input, facilitate community communication, and make decisions for the cleanup and reuse of the site convened as a Brownfields Advisory Committee (BAC).

Name or Entity / Organization / Group	Entity Mission	Point of Contact & email	Specific Involvement in Project or Assistance Provided
CRRC: Caribou Riverfront Redevelopment Committee	" ... restore and renew the Aroostook Riverfront by creating commercial, residential, & recreational opportunities ..."	Mark Draper mark @aroostookwaste.com	Riverfront master planning; community engagement



Mi'kmaq Nation	" ... elevate health status of the Mi'kmaq Nation to the highest level possible ... promote responsibility"	Christina Kane-Gibson ckanegibson @micmac-nsn.gov	Inform and preserve native history and culture
Eltueg Corporation	" ... engage in business enterprise ventures to promote the economic development of the Tribe."	Christina Kane-Gibson ckanegibson @micmac-nsn.gov	Preserve and respect natural resources and environment
InClima Solutions	" ... to express gratitude ... to look forward to continued growth and innovation"	Kevin Quilliam kevin.quilliam @inclimesolutions.com	Plan to restore adjacent hydropower dam; preserve history
Age-Friendly Caribou	" ... help Caribou ...by addressing the needs of its aging residents"	Elizabeth Singer esinger@carymed.org	Input from & engagement of seniors
Aroostook County Action Program (ACAP)	" ... to provide services and resources that help individuals and families achieve greater economic independence and improve lives .."	Jason Parent jparent@acap-me.org	Advocate for low income & limited English-speaking families
Aroostook Veterans Advocacy Committee	"...to provide veterans & their spouses with information & updates on VA benefits & other issues ..."	Bill Flagg bflagg@carymed.org	Ensure that Veterans' interests are promoted and addressed
Atlantic Salmon for Northern Maine, Inc.	"... to conserve and manage Atlantic salmon populations in Maine ... provide clean river habitat ..."	Brian Fields brdjfields@gmail.com	Adjacent landowner with input on access, facilities planning
Versant Power	" ... guiding principles of integrity and respect, creativity and innovation ... also align with Maine's climate goals"	Kevin Webber kevin.webber @versantpower.com	Adjacent landowner with input on access, security, planning
Caribou Recreation Commission	" ... provide year-round recreational opportunities ... promote health improvement and life enrichment."	Gary Marquis gmarquis @cariboumaine.org	Provide input on site with its adjacent recreational trails
Northern Maine Development Commission	" ... drive growth in the region, especially in underserved and economically distressed communities."	Jay Kamm jkamm@nmmdc.org	Provide input on reuse planning; access to funding
Caribou Planning Board	" .. Planning the city's future through community planning; facilitating public participation, relations, and citizen involvement"	Amanda Jandreau amanda.jandreau @gmail.com	Forum for community engagement, input on codes & planning

**2.b.iii Incorporating Community Input:** The BAC will be convened via Zoom/in person at least three times during the project: initial, mid-point, and final. Strategies to communicate project progress to the local community will include monthly updates to the CRRC and to the City Council (Council meetings are broadcast and recorded on YouTube). Updates and photos will be posted on the Caribou website and Facebook page (7600 followers), both of which provide opportunities for citizen comments and input. The city website, [www.cariboumaine.org](http://www.cariboumaine.org), provides local news and updates, including grant documents and project plans. Local news outlets will feature updates and a series about project progress. Public comments and suggestions will be encouraged and solicited through all public meetings and social media, to be intentionally considered and responded to by the City Manager, City Council, Planning Board and CRRC. Alternatives to in-person community engagement will include virtual town hall style meetings and/or Facebook live events to update residents and obtain input. The City is committed to hearing from impacted residents, embracing the idea that full participation is critical, and “nothing about us without us” applies to all aspects of community policy creation and implementation.



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

#### **3.a. Proposed Cleanup Plan**

The goal of the cleanup plan is removal of all waste oil, asbestos-containing materials, lead-based paint, and universal waste. The Community Engagement Plan (CEP) will be prepared, public meetings and 30-day comment period will be conducted, and the ABCA will be finalized. Site-Specific Quality Assurance Project Plan (SSQAPP) will be prepared, and confirmatory sampling will be completed to ensure cleanup measures are correctly implemented. As determined by the ABCA, the optimum cleanup will be to first remove waste oil and universal wastes. However, because the ACM and lead paint are so integrated with the building elements, boilers, and other infrastructure, the only practical means to clean up these materials is to remove them concurrently with building demolition so that public health and safety risks and environmental threats posed by the deteriorating building will be eliminated. This is imperative for redevelopment of the property. Cleanup contractors will comply with Davis Bacon requirements. During cleanup, the river and the public will be protected through erosion and sedimentation controls, dust suppression, site security, and perimeter air monitoring will to confirm dust/contaminants are not leaving the site. Waste oil will require field testing. All waste oil and hazardous substances will be removed for off-site disposal by a Maine Licensed Hazardous Waste Transporter in accordance with OSHA Hazardous Waste Operations and Emergency Management Standards and Maine Waste Oil Management Rules. All asbestos-containing materials, lead-based paint, and universal waste, and demolition debris will be removed for off-site disposal by a Maine Licensed Asbestos Abatement Contractor, Hazardous Waste Transporter and/or demolition contractor, in accordance with OSHA General and Construction Standards, Maine Asbestos Management Regulations, and Universal Waste and Solid Waste Management Rules. Approximately 90% of the demolition debris will be reused or recycled, including brick, steel and concrete. The project is expected to take one year to complete. Cleanup documentation will be submitted to MEDEP with a Voluntary Response Action Program (VRAP) Completion Report and a VRAP Certificate of Closure will be obtained. Following this cleanup, non-EPA grant resources for tasks necessary for reuse will be contributed by Caribou and will include grading and seeding, access road improvement, creation of an accessible parking area, signage, paths, plantings, and benches, in alignment with the Caribou Riverfront Master Plan.

#### **3.b. Description of Tasks/Activities and Outputs** 3.b.i. Project Implementation, 3.b.ii Anticipated Project Schedule, 3.b.iii Task/Activity Lead & 3.b.iv Outputs

<b>Task/Activity: Cooperative Agreement Oversight (Task 1)</b>
<p><b>i. Project Implementation</b>  <u>EPA-funded tasks/activities:</u> Staff travel to National Brownfield Conference and regional brownfield events. QEP will complete quarterly reports and MBE/WBE reporting; maintain/update ACRES.  <u>Non-EPA grant resources needed to carry out task/activity:</u> Caribou City Manager will conduct activities for program development and organization; develop a Brownfields Advisory Committee (BAC) that includes City staff, MEDEP, EPA, and stakeholders convened via zoom/in person at least three times to provide input, facilitate communication, make decisions with reports to elected officials; develop a Request for Proposals and implement a competitive bid process in accordance with applicable state and federal requirements of fair and open competition, including 2 CFR 200, 1500, and 40 CFR 33; select and contract with a QEP</p>
<p><b>ii. Anticipated Project Schedule:</b> BAC meetings will be held, at least three but likely on a quarterly basis. A QEP will be selected within 1-2 months of funding. Quarterly reports, MBE/WBE reports, and required ACRES updating will be performed in a timely manner throughout the grant period.</p>
<p><b>iii. Task/Activity Lead(s):</b> Caribou City Manager will oversee this task, with assistance from the BAC on QEP selection. The QEP will complete quarterly reports and ACRES updates.</p>
<p><b>iv. Outputs:</b> The creation of a BAC; preparation of an RFP and selection of a QEP; Conference attendance; regular BAC meetings (minimum 3, up to 16, based on the project duration) and minutes of these meetings; quarterly reports (up to 16, based on the project duration); Davis-Bacon reporting and ACRES reports updating.</p>
<b>Task/Activity: Community Outreach &amp; Engagement (Task 2)</b>

<p>i. <u>Project Implementation</u>  <u>EPA-funded tasks/activities:</u> Preparation of MEDEP/EPA-approved Community Engagement Plan (CEP); development of information repository; preparation of outreach materials; advertising public meetings; hold at least two public meetings to solicit input, educate, and update the community (with translators as needed); project status updates to City Manager; receive and reply to public input/comments. Conduct 30-day public comment period to solicit input on the draft ABCA, then finalize ABCA.  <u>Non-EPA grant resources needed to carry out task/activity:</u> Caribou staff oversight of project outreach and engagement materials; notify community members, abutters, and community organizations of project progress; notifications will be published on website and social media; attend meetings and reply to relevant input and comments; Monthly updates to elected officials given</p>
<p>ii. <u>Anticipated Project Schedule:</u> Outreach performed throughout the grant period. The first public meeting will occur while draft cleanup plans and specifications are prepared (to advertise &amp; solicit input on the draft ABCA), second meeting will be held as cleanup nears completion for both Sites, and a third public meeting will be held at a time to be determined. City Council updated monthly.</p>
<p>iii. <u>Task/Activity Lead(s):</u> Caribou City Manager will oversee project outreach and engagement materials and with assistance from QEP will organize and attend meetings then receive input, reply to comments then provide updates to elected officials; QEP will prepare CEP, draft ABCA, conduct comment period then finalize ABCA.</p>
<p>iv. <u>Outputs:</u> CEP, outreach and educational materials, public meeting ads, press releases and project updates, educational materials to support a public meeting (PowerPoint presentations and handouts). Final ABCA. Two public meetings. Monthly City Council updates.</p>
<p>Task/Activity: Site-Specific Activities (Task 3)</p>
<p>i. <u>Project Implementation</u>  <u>EPA-funded tasks/activities:</u> The QEP will prepare a Site-specific Health and Safety Plan (HASP), cleanup plans and specifications for review and approval by the EPA/MEDEP; conduct pre-bid site visits; and prepare SSQAPP for confirmatory sampling. QEP will review contractor bids and select contractor(s). The QEP will obtain necessary cleanup permits and will coordinate with the local health agency on necessary health monitoring activities during cleanup, as determined by the health agency. QEP will be in communication with MEDEP and EPA team members throughout this phase of work. The selected cleanup contractor will perform hazardous building materials abatement, universal waste removal, and waste oil removal.  <u>Non-EPA grant resources needed to carry out task/activity:</u> City Manager will provide oversight and coordination, including contractor bid review &amp; communication. Manager will coordinate with the City Finance Director for financial management of grant.</p>
<p>ii. <u>Anticipated Project Schedule:</u> The QEP will prepare project documents and cleanup design within 3-6 months of selection (winter 2025/spring 2026). SSQAPP will be prepared, and permits will be obtained at that time. Will plan to start cleanup activities in the summer/fall of 2026 and will complete this work within the grant period.</p>
<p>iii. <u>Task/Activity Lead(s):</u> The QEP will oversee this task, with oversight and input from the City Manager.</p>
<p>iv. <u>Outputs:</u> Cleanup plans and specifications, bidding documentation, SSQAPP, cleanup permits, Site cleanup in accordance with the ABCA and MEDEP-approved design plans.</p>
<p>Task/Activity: Oversee Site Cleanup (Task 4)</p>
<p>i. <u>Project Implementation</u>  <u>EPA-funded tasks/activities:</u> QEP will monitor and oversee cleanup; perform project reporting; review and approve pay requisitions and Davis-Bacon documentation; perform final site walk-through; and collect confirmatory samples. Health monitoring and air sampling will be conducted to confirm cleanup goals are achieved. QEP will submit the Steam Plant site to the MEDEP VRAP, prepare MEDEP VRAP closure report, obtain VRAP Certificate of Closure, grant closeout documentation, and institutional controls (Environmental Media Management Plans, as necessary).</p>

<u>Non-EPA grant resources needed to carry out task/activity:</u> City Manager will provide oversight and will be in communication with MEDEP and EPA team members; Manager will coordinate with City Finance Director for financial management of grant.	
ii.	<u>Anticipated Project Schedule:</u> Cleanup activities in summer/fall 2026, closure report and documentation in spring 2027.
iii.	<u>Task/Activity Lead(s):</u> The QEP will oversee this task, with oversight and input from the City Manager.
iv.	<u>Outputs:</u> Confirmatory sampling and EMMP, as necessary, MEDEP VRAP Closure Report, VRAP Certificate of Closure, Grant Closeout documentation

**3.c. Cost Estimates:** A breakdown of cost by task, with a summary task table, is provided below. The applicant, City of Caribou, is not seeking EPA funds for their own administrative costs, and as such, it is less than 5% cap.

Budget Categories		Project Tasks				
		Task 1 CA Oversight	Task 2 Community Outreach	Task 3 Site Specific Activities	Task 4 Oversee Cleanup	Total
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$9,960	\$0	\$0	\$0	\$9,960
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$9,500	\$8,000	\$30,000	\$47,500	\$95,000
	Construction	\$0	\$0	\$3,895,040	\$0	\$3,895,040
	Other	\$0	\$0	\$0	\$0	\$0
<b>Total Direct Costs</b>		<b>\$19,460</b>	<b>\$8,000</b>	<b>\$3,925,040</b>	<b>\$47,500</b>	<b>\$4,000,000</b>
Indirect Costs		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		<b>\$19,460</b>	<b>\$8,000</b>	<b>\$3,925,040</b>	<b>\$47,500</b>	<b>\$4,000,000</b>

Task 1 - Cooperative Agreement Oversight: National and regional brownfields training (2 staff): Registrations: ~ \$1,500, Per diems ~ \$750, Hotels ~ \$4,100, Mileage \$.67 ~ \$2,010 Airfare ~ \$1,300, Ground transportation ~ \$300. Total \$9,960; Contractual/QEP includes quarterly reports & updating ACRES (\$250 per quarter = \$4,000), meetings with BAC, project stakeholders, and regulators (5 meetings @ \$1000 = \$5000), general tasks (\$500). QEP Total: \$9500; **Total Task 1 = \$19,460**

Task 2 - Community Outreach and Engagement: QEP time to develop Community Engagement Plan, lead outreach meetings, develop and maintain information repository on city website, interact with affected public and residents (\$6000), develop outreach materials & press releases (\$2000). **Total Task 2 = \$8,000**

Task 3 - Site Specific Activities: MEDEP VRAP Fee & Application \$5,000; QEP costs (SSQAPP \$2,500, ABCA/RAP \$2,500, HASP/Cleanup Plans & Specifications \$10,000, bidding phase services \$10,000), QEP Total \$25,000. Based on engineering estimates prepared for the Steam Plant cleanup, including recent comparable cleanup projects in Maine, the cleanup contractor costs for the Brownfields site are estimated at \$3,895,040 (includes \$20,000 for Site security and erosion/sedimentation controls during demolition, \$3,265,040 for integral asbestos and lead-based paint abatement during building deconstruction, \$550,000 for waste oil removal, \$50,000 for universal waste removal, \$10,000 to stabilize site soils to prevent soil erosion into the adjacent Aroostook River). The amount (\$3,895,040) includes a 25% contingency for the total cost of cleanup, as determined by an engineer, and based on quantities of asbestos and lead in building materials, waste oil to be evacuated, as described in Section 1, and the removal, transportation and proper disposal of these wastes. Construction Contractor Total: \$3,895,040 **Total Task 3 = \$3,925,040**

Task 4 - Oversee Site Cleanup: QEP overseeing and documenting cleanup activities (\$32,500), preparing VRAP



closure report and coordination with MEDEP/EPA (\$10,000), and grant closeout documentation (\$5,000). QEP Total: \$40,000 **Total Task 4 = \$47,500**

### **3.d. Measuring and Evaluating Environmental Progress and Results**

MEDEP-approved cleanup plans, including the final ABCA, cleanup plan, SSQAPP and CEP, and the quantity of waste oil, hazardous substances, ACM and hazardous waste removed from the site, as documented on hazardous waste manifests and asbestos waste shipment records and is summarized in the remedial report that will include the results of confirmatory sampling. Project expenses and outcomes will be tracked, monitored and documented in quarterly financial reports and ACRES updates, including the minimized exposure to hazardous substance contamination, leveraged funding, number of acres ready for reuse, and acres of greenspace created for the community. Progress on accomplishing the redevelopment vision will be assessed by tracking BAC and CRRC minutes, completion of reuse plan and tracking plan-recommended site development improvements.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **4.a. Programmatic Capability**

4.a.i. Organizational Structure: The City of Caribou, Maine is governed by an elected 7-member City Council. The City Manager will serve as Project Manager and have primary oversight of this project, collaborating with the selected Qualified Environmental Professional (QEP) and contractors to implement the EPA-approved workplan. Monthly progress reports will be made to City Council.

4.a.ii Key Staff: Caribou City Manager, Penny Thompson, will serve as Project Manager. A 14-year city employee, and Manager since 2021, she is a member of the International City Management Association, and the International Economic Development Council. Manager Thompson maintains strong relationships with city officials and residents through her commitment to community engagement. Special Projects Coordinator, Karen Gorman, experienced in grant management, community planning and outreach, will assist the Manager. Thompson and Gorman were presenters at the 2023 National Brownfields Conference during the “Perfect Pitch” competition where they were selected by the audience as having the “Best Presentation.” Finance Director Carl Grant is a Certified Maine Tax Collector and Treasurer experienced in local, state and federal financial compliance and reporting. Mr. Grant will work with Manager Thompson on financial management of grant. Site reuse will be assisted by Caribou’s Director of Public Works, David Ouellette, and Caribou’s Superintendent of Parks and Recreation, Gary Marquis.

4.a.iii. Acquiring Additional Resources: The City will augment in-house capabilities with expertise solicited through an RFP for a QEP. The QEP will generate the required cleanup plans and oversee remedial actions at the site. Local, state, and federal policies and procedures for procurement of all contractual services will be observed. Caribou will continue to partner with the University of Connecticut EPA-TAB, EPA Region 1 and the Maine Department of Environmental Protection for technical assistance. Additional redevelopment resources will be generated from local/regional economic, cultural/historical, and environmental/outdoor recreation entities.

### **4.b. Past Performance and Accomplishments**

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

(1) Accomplishments: The City of Caribou is currently managing a brownfields cleanup grant at an abandoned diesel power plant site. The grant period of performance is 07/01/2023- 09/30/2027. ACRES quarterly reporting is current as of the time of this application, November 2024. Outputs reflected in ACRES include procurement of Qualified Environmental Professional; finalized Community Relations Plan and ABCA; Public Meeting held; staff attendance at 3 national and regional Brownfields training events.

(2) Compliance with Grant Requirements: Minor challenges and delays have occurred due to an adjacent EPA CERCLA removal action. EPA has specified that work on the diesel plant cleanup may not occur simultaneously. The CERCLA action will be demobilized by December 2024, and the current diesel plant cleanup is then expected to proceed, causing minimal impact on final outputs and outcomes of the cooperative agreement. All funds are committed to ongoing eligible grant activities as described in the narrative. It is expected that all grant funds will be expended before the end of the period of performance.



### **III.B. Threshold Criteria for Cleanup Grants**

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

The City of Caribou is an eligible entity for the U.S. Environmental Protection Agency’s Brownfields Cleanup Grant as a “General Purpose Unit of Local Government” under 2 CFR § 200.64. The City of Caribou was incorporated as a Town in 1859, then incorporated as a City in 1967, and is exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

#### **2. Previously Awarded Cleanup Grants**

The City of Caribou affirms that the Steam Plant (the “Site”) at the former Caribou Power Plant complex has not previously received funding from a U.S. EPA Cleanup Grant.

#### **3. Expenditure of Existing Multipurpose Grant Funds**

The City of Caribou does not have an open/existing EPA Brownfields Multipurpose Grant.

#### **4. Site Ownership**

The City of Caribou affirms that it is the sole owner of the Site through the automatic lien foreclosure process on November 15, 2019. The City will retain ownership of the Site for the duration of the grant period.

#### **5. Basic Site Information**

- a) Site Name: Steam Plant at the Former Caribou Power Plant Complex
- b) Site Address: 142 Lower Lyndon Street, Caribou, Maine 04736

#### **6. Status and History of Contamination at the Site**

- a) **Is the Site contaminated by hazardous substances or petroleum:**

Hazardous Substances

- b) **Operational history and current use(s) of the Site:**

The Steam Plant (the “Site”) at the former Caribou Power Plant operated as a fossil fuel electric power generation facility from its construction in 1949 until the power plant closed in 2012. The Site has remained vacant, and the Steam Plant is deteriorating at a rapid pace since 2012. The City of Caribou acquired the Site in 2019 through automatic lien foreclosure. City efforts to secure the site and repeated patrols have not deterred trespassers from theft, vandalism and other criminal activities.

- c) **Known environmental concerns:**

A 2021 Phase I Environmental Site Assessment (ESA) and a 2022 Hazardous Building Materials Survey (HBMS) conducted at the Site identified hazardous building materials [asbestos-containing materials, potential polychlorinated biphenyl (PCB)-containing light ballasts, lead-based paint, mercury-containing equipment (thermostats, switches, etc.) and other universal wastes] in the Steam Plant that will need to be abated and properly disposed prior to and/or concurrent with demolition of the Steam Plant. Approximately 5,000 gallons of waste oil were also inventoried and contained to tanks, drums, containers, oil-filled operational equipment, fixtures and components in the Steam Plant. Contamination at the Site poses a substantial risk to human health and the environment due to vandalism/theft and proximity to the Aroostook River.

**d) How did the Site become contaminated and what is the current understanding of the nature and extent of the contamination:**

At the time of the Steam Plant's construction in 1949 (and during subsequent renovations and improvements), asbestos-containing building materials, lead-based paint, potential PCB-containing light ballasts, and other hazardous building materials were widely used in industrial and commercial buildings. The use of these materials was considered acceptable practice.

The 2022 HBMS identified asbestos-containing materials throughout the Steam Plant, which has the potential to pose an exposure risk to workers and trespassers. The materials that were positive for asbestos (concentrations equal to or greater than 1%) included: roofing material; window glazing and caulking; Transite boards; thermal insulation for piping, boilers, gaskets, and surfacing materials (e.g., condensers, ducts, tanks, vessels, etc.); floor tile and associated mastic; and electrical wire coating. Lead-based paint was also identified in painted building materials throughout the building. The Steam Plant also contains universal wastes which may require special handling prior to demolition activities, including fluorescent bulbs, fluorescent light fixture ballasts, thermostats, electronic devices, fire extinguishers, along with various containers, drums and aboveground storage tanks of waste oil.

## **7. Brownfields Site Definition**

The Site meets the definition of a Brownfield under CERCLA 101 (39) and is eligible for Brownfield Grant funding. The City of Caribou affirms that the Site is:

- (a) Not listed or proposed for listing on the National Priorities List;
- (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA except USEPA's Time Critical Removal Action which was enacted under CERCLA in 2023 to abate and properly dispose of asbestos-containing materials in/on the Steam Plant that were determined to pose an immediate threat to human health and/or the environment, as summarized in the Property Specific Determination request (Attachment B); and
- (c) Not subject to the jurisdiction, custody, or control of the United States government.

## **8. Environmental Assessment Required for Cleanup Grant Applications**

On August 5, 2021, County Environmental Engineering, Inc. (County) completed a Phase I ESA at the Caribou Power Plant complex, including the Steam Plant, in accordance with ASTM International Standard Practice E

1527-13 and U.S. EPA All Appropriate Inquiry (AAI), 40 CFR Part 312. The Phase I ESA identified Recognized Environmental Conditions (RECs) associated with documented and potential unknown/unreported releases of hazardous substances and petroleum products (HSPP) at the Caribou Power Plant complex, including the Steam Plant. Based on the findings of their Phase I ESA, County recommended that a Phase II ESA should be completed to confirm or dismiss their RECs. County also observed potential hazardous building materials, including asbestos-containing materials, lead and mercury-containing components, and universal wastes throughout the Steam Plant and recommended a HBMS to identify and quantify those hazardous building materials.

On May 8, 2022, County completed a HBMS for the Caribou Power Plant complex, including the Steam Plant, to identify and quantify hazardous and/or regulated building materials in/on the building and various tanks, drums, vessels and containers of waste oil abandoned in the Steam Plant.

On May 14, 2022, County completed a Phase II ESA for the Caribou Power Plant complex, including the Steam Plant, in accordance with ASTM E1903-19. Results of the Phase II ESA identified HSPP-impacted soil and groundwater at the Caribou Power Plant complex, including areas surrounding the Steam Plant. However, the contaminant concentrations detected in soil and groundwater at the Site did not exceed their respective federal or state cleanup standards/guidelines. Therefore, soil and groundwater remediation were not required nor recommended.

## **9. Site Characterization**

(a) NA

(b) A letter from the MEDEP is attached (Attachment A ) which indicates that: i) the Site is eligible to be enrolled in the State voluntary response program; ii) that the Site intends to be enrolled in the State voluntary response program; and iii) that there is sufficient level of site characterization from the environmental site investigations for the remediation work to begin.

(c) NA

## **10. Enforcement or Other Actions**

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

## **11. Sites Requiring a Property-Specific Determination**

A property-specific determination request for the Site is included as Attachment B

## **12. Threshold Criteria Related to CERCLA/Petroleum Liability**

The site is contaminated with hazardous substances, as such, the City of Caribou is responding to all items under a.

- a. Property Ownership Eligibility – Hazardous Substance Sites
  - i. EXEMPTIONS TO CERCLA LIABILITY

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

As a local unit of government that acquired ownership of the property through tax delinquency or abandonment and did not cause or contribute to the release or threatened release of a hazardous substance at the property, the City of Caribou is exempt from CERCLA liability for any previous contamination at the property.

- a. The Steam Plant was deactivated in 2012. Following years of vacancy, the property was abandoned in 2017. The City of Caribou filed tax lien certificates on the property with the Southern Aroostook Registry of Deeds on May 18, 2018, for unpaid 2017 taxes (Book 5774, Page 265) and May 24, 2019 for unpaid 2018 taxes (Book 5893, Page 242). The City of Caribou acquired the property on November 15, 2019, through automatic lien foreclosure on the unpaid 2017 taxes.
- b. The property was acquired by the City of Caribou on November 15, 2019.
- c. All disposal of hazardous substances at the site occurred before the City of Caribou acquired the property.
- d. The City of Caribou affirms it has not caused or contributed to any release of hazardous substances at the property.
- e. The City of Caribou affirms that it has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.
- ii. EXEMPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY- N/A
- iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY- N/A
- iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

The City of Caribou affirms that there has been no release and that there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on the site conditions.

- b. Property Ownership Eligibility – Petroleum Sites – N/A

**13. Cleanup Authority and Oversight Structure**

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



## 14. Community Notification

The City of Caribou has fulfilled the community notification requirements for the site.

- a. Draft Analysis of Brownfields Cleanup Alternatives: A copy of the Analysis of Brownfields Cleanup Alternatives - Preliminary Evaluation (which includes a description of the Site, contamination, and cleanup standards/laws; a description of cleanup alternatives evaluated and the evaluation criteria; and a description of the proposed cleanup) was prepared and was available for public review at the Public Meeting (held on October 31, 2024), and on the City of Caribou's website. The public comment period ran from October 30, 2024, until November 14, 2024 at 4:30 p.m. No written comments were received from the public.
- b. Community Notification Ad: The City of Caribou notified the community with its intent to apply for an EPA Brownfields Cleanup Grant through a Legal Notice published in the Aroostook Republican newspaper in the October 30, 2024, edition and posted in the City Clerk's office. Concurrently, the notice was posted on the home page and events page of the City's website ([www.cariboumaine.org](http://www.cariboumaine.org)), [cariboumaine.org/grants](http://cariboumaine.org/grants), and the City of Caribou Facebook page on October 30, 2024. Content of the notice clearly stated: that a copy of the grant application including the draft ABCA was available for review and public comment; how to comment on the draft application; where the draft application was located; and the date, time, and location of the public meeting.
- c. Public Meeting: The City of Caribou held a public meeting at 3:00 p.m. on Thursday, October 31, 2024, in the Caribou City Council chambers. The draft application and draft ABCA were presented, and comments and questions were solicited from community members. Previously, at the October 28, 2024, regular meeting of the Caribou City Council, the draft application and draft ABCA were presented in a public hearing. Comments and questions were solicited from community members and the Caribou City Council. The meeting was recorded and uploaded to the City YouTube channel, and linked to the City website, for later viewing and to garner additional feedback. The City Council demonstrated full support and enthusiasm for the project, as evident in the attached documentation showing the City Council voted to move forward with the application.
- d. Submission of Community Notification Documents: The following items are attached (Attachments C [ABCA] & D [documentation]):
  - 1) A copy of the draft ABCA-Preliminary Evaluation (Attachment C);
  - 2) A copy of the newspaper advertisements demonstrating notification to the public and solicitation for comments on the proposal;
  - 3) A screen shot of the website showing the posting of notice;
  - 4) A screen shot at the conclusion of the October 31 public meeting (the October 28 meeting was recorded and linked to the website);
  - 5) A summary of the questions/comments received, responses to the questions/comments, and applicable meeting notes from the public meetings (no public comments were received during the public comment period);
  - 6) A copy of the agendas for the public meetings; and
  - 7) A copy of the sign-in sheets for the public meetings.

## **15. Contractors and Named Subrecipients**

The City of Caribou chooses not to name procurement contractors, consultants, or subrecipients as part of this application. We will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and the EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements. We do not anticipate subrecipients as part of this grant.

City of Caribou Maine  
FY25 Brownfield Cleanup Grant Application  
RFA No.: EPA-I-OLEM-OBLR-24-11

ATTACHMENT A:

LETTER FROM  
STATE ENVIRONMENTAL AUTHORITY



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM  
COMMISSIONER

October 25, 2024

City of Caribou  
Attn: Penny Thompson  
25 High Street  
Caribou, ME 04736

Dear Penny Thompson:

The Maine Department of Environmental Protection (Department) acknowledges that the City of Caribou (City) plans to conduct the cleanup of a brownfield site and is applying for an FY25 Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

The City has developed an application requesting site-specific federal Brownfields Cleanup funding for the Steam Plant site, located at 142 Lower Lyndon Street, Caribou, Maine (Site).

The Department affirms that the Site:

- i. Is eligible to be enrolled in the Department's voluntary response program;
- ii. Is not currently enrolled, but the City intends to enroll the Site in the voluntary response program; and
- iii. Has had a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the Site.

For any questions regarding this letter, please contact me at 207-215-8597.

Sincerely,

Christopher Redmond  
Department Brownfields Coordinator  
Voluntary Response Action Program Manager  
Bureau of Remediation and Waste Management, Division of Remediation  
Maine Department of Environmental Protection

cc: EPA Brownfields Region 1

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 760-3143

website: [www.maine.gov/dep](http://www.maine.gov/dep)



City of Caribou Maine  
FY25 Brownfield Cleanup Grant Application  
RFA No.: EPA-I-OLEM-OBLR-24-11

ATTACHMENT B

PROPERTY SPECIFIC DETERMINATION REQUEST

## **Property-Specific Determination Request**

### **1) Basic site identification information and eligible entity identification information.**

Site Name: Steam Plant at the Former Caribou Power Plant Complex

Site Address: 142 Lower Lyndon Street, Caribou, Maine 04736

Eligible Entity Identification: City of Caribou, Maine

### **2) The specific circumstance that requires the grant recipient to request a property-specific determination.**

In July 2023, United States Environmental Protection Agency (USEPA) initiated a Time Critical Removal Action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to abate and properly dispose of asbestos-containing materials in/on the Steam Plant that were determined to pose an immediate threat to human health and/or the environment. USEPA anticipates that their Time Critical Removal Action will be completed by December 2024.

### **3) A short explanation of why the site falls within the identified circumstance requiring the property-specific determination.**

After USEPA completes their Time Critical Removal Action, additional cleanup activities to abate and remove remaining asbestos-containing materials that were determined not to pose an immediate threat to human health or the environment along with waste oils and other hazardous building materials (i.e., universal wastes including a mercury release into concrete, lead-based paint, etc.) identified in/on the Steam Plant will be completed under a FY2025 Brownfields Cleanup Grant.

**An explanation of how providing funding for the site will meet the criteria necessary for making a property-specific determination. See below for a description of the necessary criteria to address.**

### **5) The degree to which other funding is or is not available for the assessment or cleanup of the site.**

- The City of Caribou affirms that the Steam Plant (the “Site”) at the former Caribou Power Plant complex has not previously received funding from a U.S. EPA Cleanup Grant.
- The City of Caribou does not have an open/existing EPA Brownfields Multipurpose or Community-Wide Assessment Grant.
- The City of Caribou is unable to fund cleanup at the Site due to its small population, low income, and shrinking tax base, which have resulted in a lack of financial resources required for cleanup.

**6) An explanation of whether or not the applicant/recipient is responsible for the contamination at a site.**

The Steam Plant (the “Site”) at the former Caribou Power Plant complex operated as a fossil fuel electric power generation facility from its construction in 1949 until the power plant closed in 2012. Contamination (e.g., hazardous building materials) were incorporated into the construction of the Steam Plant in 1949. The City of Caribou affirms that it is the sole owner of the Site through the automatic lien foreclosure process on November 15, 2019. Therefore, the City of Caribou affirms that it is not responsible for contamination at the Site.

**1. Protection of Human Health and the Environment**

**For each site requiring a property-specific determination, applicants must explain, in detail, how financial assistance for brownfields assessment or cleanup activities will ensure the protection of human health and the environment. This explanation should include one or more of the following:**

**• Specific examples of human health risks that will be mitigated by activities funded under a Brownfield Grant.**

The Site has remained vacant, and the Steam Plant building is deteriorating and has become a target for trespassing, theft and vandalism. The proposed cleanup alternative for the Site is to remove all identified asbestos-containing materials, lead-based paint, waste oils, and universal wastes prior to and/or concurrent with demolition of the Steam Plant. These cleanup activities are the most effective way to eliminate the potential risk of exposure to trespassers and future Site workers by removing all hazardous building materials from the Site.

**• Specific environmental improvements that can reasonably be expected to result from activities funded under a Brownfield Grant.**

The re-use plan for the Site is to demolish the vacant and dilapidated Steam Plant to facilitate redevelopment of the former Caribou Power Plant property, including the Steam Plant, as a riverfront greenspace/park. According to Federal Emergency Management Agency (FEMA) Flood Zone Map, the eastern portion of the Site is located within a 100-year flood zone of the Aroostook River. Therefore, it’s critical to clean up the Steam Plant and redevelop the Site as a riverfront greenspace/park as proactive measures to increased precipitation that may affect flood waters and stormwater runoff that could exacerbate the dilapidated conditions of the Site and release hazardous building materials into the environment.

**• Specific examples of contamination that will be addressed, including the specific hazardous substances, pollutants, or contaminants of concern and the environmental media that will be addressed.**

The following regulations apply for cleanup of hazardous building materials and waste oils identified at the Site prior to and/or concurrent with demolition activities.

Asbestos: MEDEP Chapter 425 stipulates that all friable asbestos-containing materials as well as non-friable asbestos-containing materials that are in poor condition be

removed or otherwise appropriately abated before it is disturbed during any renovation or demolition activity.

Lead-Based Paint: Handling of components coated with lead-containing paint *at any concentration* requires compliance with the Occupational Safety and Health Administration (OSHA) lead standard (*Lead in Construction*, 29 CFR 1926.62). Cleanup and abatement activities, such as lead removal, stabilization and encapsulation, should be completed to meet OSHA, MEDEP, and U.S. EPA regulatory requirements, and to eliminate lead exposure to contractors and current and future Site users.

Universal Wastes: Used or non-functional universal waste is required to be disposed or recycled off-site in accordance with MEDEP's Solid Waste regulations.

Waste Oils: Used or non-functional oil (e.g. waste oil) is required to be disposed or recycled off-site in accordance with MEDEP's Chapter 860 Waste Oil Management Rules.

- **Description of how the proposed cleanup and redevelopment of the property will ensure that the property will be protective of human health and the environment and that the remedy will be both protective and consistent with the planned reuse of the property.**

The City of Caribou will hire a qualified environmental professional (QEP) to oversee and document the cleanup in accordance with local, State, and Federal requirements. In addition, all documents prepared for the Site will be submitted to the Maine Department of Environmental Protection's (MEDEP's) Voluntary Response Action Program (VRAP).

Cleanup of the Steam Plant Site will reduce the disproportionate impact of Brownfields in this area of the City, to safeguard and improve the underserved disadvantaged adjacent neighborhood, alleviate concerns of contaminant spread, and protect the riverine environment. Located less than 0.5-mile from the downtown area, the Site is of local, regional, and international environmental concern. While the target Site commands breathtaking views of the river and expansive landscape, it is an eyesore at one of the major gateway approaches to the City and a reminder of the blight and economic challenges the community is experiencing. This project will complete the cleanup and disposal of hazardous substances so that public health and safety risks, environmental, and water quality threats will be eliminated.

## **2. Promote Economic Development or the Creation of, Preservation of, or Addition to Parks, Greenways, Undeveloped Property, other Recreational Property, or Other Property Used for Nonprofit Purposes**

**If funding will be used to preserve or create greenspace, recreational areas, undeveloped property, or property to be used for nonprofit purposes, the applicant/recipient should provide specific documentation of these activities, such as the items below.**

- **A description of the proposed park, recreational property, greenspace, undeveloped space, or another type of property to be used for nonprofit purposes, including size, use, and surrounding environment that will be preserved or created as a result of funding.**



The .74-acre Steam Plant is located along the banks of the Aroostook River, approximately .5 miles from the downtown Caribou. The re-use plan for the Site is to demolish the vacant and dilapidated Steam Plant to facilitate redevelopment of the former Caribou Power Plant property, including the Steam Plant, as a riverfront greenspace/park.

- **A description of how the property will be used and by whom.**

After cleanup of the Steam Plant Site has been completed, the City of Caribou will restore and preserve the Site as a riverfront greenspace/park, which will be used by the citizens of Caribou and its visitors to enjoy its scenic, environmentally, and culturally significant riverfront setting.

- **A description of how the property will be integrated with surrounding properties or environments.**

After cleanup, the new riverfront greenspace/park will be a catalyst and symbol of a revitalized community and create a positive environment for new investment. It will create a renewed sense of place in this disparate, rural, remote community facing multi-faceted health, economic, social, and environmental challenges.

- **A description of how the property will be maintained or preserved for its continued use as a greenspace, recreational area, etc.**

After cleanup of the Steam Plant Site has been completed, the City of Caribou will continue to own the property in order to maintain and preserve its use as riverfront greenspace/park for the recreational enjoyment of the City's citizens and visitors.

City of Caribou Maine  
FY25 Brownfield Cleanup Grant Application  
RFA No.: EPA-I-OLEM-OBLR-24-11

ATTACHMENT C  
DRAFT ABCA  
ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation**  
**Steam Plant- Former Caribou Power Plant**  
**142 Lower Lyndon Street, Caribou, Maine**  
**October 23, 2024**

**Prepared by City of Caribou**

**I. Introduction & Background**

**a. Site Location**

The Steam Plant (the “Site”) at the former Caribou Power Plant, is located at 142 Lower Lyndon Street in the City of Caribou, Aroostook County, Maine.

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

The Steam Plant (the “Site”) at the former Caribou Power Plant operated as a fossil fuel electric power generation facility from its construction in 1949 until the power plant closed in 2012. The Site has remained vacant and the Steam Plant building is deteriorating and has become a target for trespassing theft and vandalism.

In July 2023, United States Environmental Protection Agency (USEPA) initiated a Time Critical Removal Action to abate and properly dispose of asbestos-containing materials in/on the Steam Plant that were determined to pose an immediate threat to human health and/or the environment. USEPA anticipates that their Time Critical Removal Action will be completed in November 2024. Therefore, additional cleanup activities to abate and remove remaining asbestos-containing materials that were determined not to pose an immediate threat to human health or the environment along with other hazardous building materials (i.e., universal wastes including a mercury release into concrete, lead-based paint, etc.) and waste oils identified in/on the Steam Plant will be completed under a FY2025 Brownfields Cleanup Grant.

**c. Site Assessment Findings**

On August 5, 2021, County Environmental Engineering, Inc. (County) completed a Phase I ESA at the Caribou Power Plant site, including the Steam Plant, in accordance with ASTM International Standard Practice E 1527-13 and U.S. EPA All Appropriate Inquiry (AAI), 40 CFR Part 312. The Phase I ESA identified Recognized Environmental Conditions (RECs) associated with documented and potential unknown/unreported releases of hazardous substances and petroleum products (HSPP) at the Caribou Power Plant site, including the Steam Plant. Based on the findings of their Phase I ESA, County recommended that a Phase II ESA should be completed to confirm or dismiss their RECs. County also observed potential hazardous building materials, including asbestos-containing materials, lead and mercury-containing components, universal wastes, and waste oils throughout the Steam Plant and recommended a HBMS to identify and quantify those hazardous building materials and waste oil.

On May 8, 2022, County completed a HBMS for the Caribou Power Plant, including the Steam Plant, to identify and quantify hazardous and/or regulated building materials in/on

the building and waste oils in various electrical equipment, tanks, drums and vessels throughout the Steam Plant.

On May 14, 2022, County completed a Phase II ESA for the Caribou Power Plant, including the Steam Plant, in accordance with ASTM E1903-19. Results of the Phase II ESA identified HSPP-impacted soil and groundwater at the Caribou Power Plant, including areas surrounding the Steam Plant. However, the contaminant concentrations detected in soil and groundwater at the Site did not exceed their respective federal or state cleanup standards/guidelines. Therefore, soil and groundwater remediation was not required nor recommended.

**d. Project Goal (site reuse plan)**

The re-use plan for the Site is to demolish the vacant and dilapidated Steam Plant to facilitate redevelopment of the former Caribou Power Plant property, including the Steam Plant, as a riverfront greenspace/park.

**e. Regional and Site Vulnerabilities**

According to the United States Global Change Research Program, trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and flooding. According to Federal Emergency Management Agency (FEMA) Flood Zone Map, the eastern portion of the Site is located within a 100-year flood zone of the Aroostook River. Therefore, its critical to clean up the Steam Plant and redevelop the Site as a riverfront greenspace/park as proactive measures to increased precipitation that may affect flood waters and stormwater runoff that could exacerbate the dilapidated conditions of the Site and release hazardous building materials into the environment.

**II. Applicable Regulations and Cleanup Standards**

**a. Cleanup Oversight Responsibility**

The City of Caribou will hire a qualified environmental professional (QEP) to oversee and document the cleanup in accordance with local, State, and Federal requirements. In addition, all documents prepared for the Site will be submitted to the Maine Department of Environmental Protection's (MEDEP's) Voluntary Response Action Program (VRAP).

**b. Cleanup Standards for Major Contaminants**

The Steam Plant is proposed to be demolished. As such, the following regulations apply for cleanup prior to and/or concurrent with demolition activities.

Asbestos: MEDEP Chapter 425 stipulates that all friable asbestos-containing materials as well as non-friable asbestos-containing materials that are in poor condition be removed or otherwise appropriately abated before it is disturbed during any renovation or demolition activity.

Lead-Based Paint: Handling of components coated with lead-containing paint *at any concentration* requires compliance with the Occupational Safety and Health Administration (OSHA) lead standard (*Lead in Construction*, 29 CFR 1926.62). Cleanup and abatement activities, such as lead removal, stabilization and encapsulation, should be



completed to meet OSHA, MEDEP, and U.S. EPA regulatory requirements, and to eliminate lead exposure to contractors and current and future Site users.

Universal Wastes: Used or non-functional universal waste is required to be disposed or recycled off-site in accordance with MEDEP's Solid Waste regulations.

Waste Oils: Used or non-functional oil (e.g. waste oil) is required to be disposed of or recycled off-site in accordance with MEDEP's Chapter 860 Waste Oil Management Rules.

### **c. Laws & Regulations Applicable to the Cleanup**

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

## **III. Evaluation of Cleanup Alternatives**

### **a. Cleanup Alternatives Considered**

To address hazardous building materials and waste oils identified at the Steam Plant, three different cleanup alternatives were evaluated, as detailed below:

- Alternative #1: No Action.
- Alternative #2: Targeted Hazardous Building Materials Removal with Partial Management In-Place alternative. This alternative includes:
  - Removal of all identified asbestos-containing materials.
  - Removal of all identified universal waste items and waste oils to be properly recycled or disposed.
  - Surfaces coated with lead-based paint would be stabilized via scraping of loose, flaking, and chipping paint, and encapsulated beneath subsequent paint layers. Lead-based painted surfaces disturbed during this process would be required to be disposed off-site at a licensed facility as "hazardous waste" and/or stabilized on-site prior to off-site disposal.
  - Remaining lead-based paint and would be managed under an Operation & Maintenance (O&M) program during future reuse. The O&M program would require periodic surveillance of encapsulated materials and outline best work practices during future renovation/disturbance.

- Alternative #3: Full Hazardous Building Materials Abatement. This alternative involves the proper removal, transport, and offsite disposal of all identified hazardous building materials identified in/on the Steam Plant, including asbestos-containing materials, lead-based paint, universal wastes and waste oils. This alternative would require full building demolition to complete.

#### **b. Cost Estimate of Cleanup Alternatives**

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

##### Effectiveness – Including Vulnerability/Resiliency Considerations

- Alternative #1: The No Action alternative is not effective in controlling or preventing the exposure of future receptors to hazardous building materials at the Site; nor is it protective of human health and the environment.
- Alternative #2: Targeted Hazardous Building Materials Removal with Partial Management In-Place is an effective way to eliminate and/or significantly reduce the potential risk of exposure to trespassers and future Site workers by removing all identified asbestos-containing materials, all identified PCBs subject to U.S. EPA regulations, and all identified universal wastes and waste oils. Lead-based painted surfaces disturbed during this process would be required to be disposed off-site at a licensed facility as “hazardous waste” and/or stabilized on-site prior to off-site disposal. Remaining lead-based paint would be encapsulated and managed in-place, thereby mitigating exposure risks.
- Alternative #3: Full Hazardous Building Materials Abatement is an effective way to eliminate the potential risk of exposure to trespassers and future Site workers by removing all hazardous building materials and waste oils from the Site concurrent with building demolition.

##### Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: Targeted Hazardous Building Materials Removal with Partial Management In-Place for remaining hazardous building materials is not practicable to implement since the building no longer usable as a Steam Plant and has deteriorated to a point of unsafe working conditions. In addition, the asbestos-containing roof would be removed under this alternative and a new roof would not be installed, which would lead to further building deterioration. Therefore, the Steam Plant must be demolished to safely abate hazardous building materials in/on the building.
- Alternative #3: Full Hazardous Building Materials Abatement is relatively easy to implement. The necessary services and materials to complete the remedial tasks are readily available, including the necessary equipment and contractors.

#### Cost

- There will be no costs under Alternative #1: No Action.
- Alternative #2 is estimated to cost \$6,000,000, as provided on Table 1.
- Alternative #3 is estimated to cost \$4,000,000, as provided on Table 2.

#### **c. Recommended Cleanup Alternative**

The recommended cleanup alternative is Alternative #3: Full Hazardous Building Materials Abatement. This alternative is practical, implementable, and effective in protecting human health and the environment. It is also an effective way to prevent trespassers and future workers from coming into direct contact with hazardous building materials and waste oils.

Alternative #1: No Action cannot be recommended since it does not address site risks; and Alternative #2 is cost prohibitive and not practicable to implement since the building must be demolished to safely abate hazardous building materials in/on the building.

#### **d. Green and Sustainable Remediation Measures for Selected Alternative**

To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The City of Caribou will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas. In addition, the City of Caribou plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the Request for Proposals for the cleanup contract.

**Table 1: Summary of Estimated Remediation Costs**  
**Targeted Hazardous Building Materials Abatement and Partial Management In-Place Alternative**  
**Steam Plant- Former Caribou Power Plant**  
**142 Lower Lyndon Street**  
**Caribou, Maine**

<b>Targeted Hazardous Building Materials Abatement &amp; Partial Management In-Place Alternative</b>	<b>Number</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Total</b>
Abatement of Hazardous Building Materials				
Site Security & Erosion/Sedimentation Controls	1	LS	\$20,000	\$20,000
Partial Hazardous Building Materials Abatement	1	LS	\$3,000,000	\$3,000,000
Asbestos Roof Removal/Roof Replacement	1	LS	\$1,475,040	\$1,475,040
Lead-Based Paint Stabilization	1	LS	\$500,000	\$500,000
Universal Waste Removal	1	LS	\$50,000	\$50,000
Waste Oil Removal	1	LS	\$550,000	\$550,000
Operations and Management Plan & Long-Term Oversight	20	Years	\$15,000	\$300,000
Remediation Engineering Design/Oversight/Closure Report				
VRAP Application	1	LS	\$5,000	\$5,000
Cooperative Agreement	1	LS	\$19,460	\$19,460
Community Relations Plan & Public Meetings	1	LS	\$8,000	\$8,000
Design, Bidding Documents & Cleanup Planning	1	LS	\$25,000	\$25,000
Cleanup Oversight	1	LS	\$32,500	\$32,500
Closure Reporting & Grant Closesout	1	LS	\$15,000	\$15,000
<b>TOTAL</b>				<b>\$6,000,000</b>

**Assumptions and Footnotes:**

1 - Engineering cost estimates based on recent comparable projects in Maine.



**Table 2: Summary of Estimated Remediation Costs**  
**Full Hazardous Building Materials Abatement Alternative**  
**Steam Plant- Former Caribou Power Plant**  
**142 Lower Lyndon Street**  
**Caribou, Maine**

<b>Full Hazardous Building Materials Abatement Alternative</b>	<b>Number</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Total</b>
Abatement of Hazardous Building Materials				
Site Security & Erosion/Sedimentation Controls	1	LS	\$20,000	\$20,000
Integral Abatement of Hazardous Building Materials and Demolition	1	LS	\$3,265,040	\$3,265,040
Universal Waste Removal	1	LS	\$50,000	\$50,000
Waste Oil Removal	1	LS	\$550,000	\$550,000
Site Stabilization	1	LS	\$10,000	\$10,000
Remediation Engineering Design/Oversight/Closure Report				
VRAP Application	1	LS	\$5,000	\$5,000
Cooperative Agreement	1	LS	\$19,460	\$19,460
Community Relations Plan & Public Meetings	1	LS	\$8,000	\$8,000
Design, Bidding Documents & Cleanup Planning	1	LS	\$25,000	\$25,000
Cleanup Oversight	1	LS	\$32,500	\$32,500
Closure Reporting & Grant Closesout	1	LS	\$15,000	\$15,000
<b>TOTAL</b>				<b>\$4,000,000</b>

**Assumptions and Footnotes:**

1 - Engineering cost estimates based on recent comparable projects in Maine.

City of Caribou Maine  
FY25 Brownfield Cleanup Grant Application  
RFA No.: EPA-I-OLEM-OBLR-24-11

ATTACHMENT D  
COMMUNITY NOTIFICATION DOCUMENTS



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**Invoice**  
**#INV355709**  
10/23/2024

**Bill To**

City Of Caribou  
25 High St  
Caribou ME 04736

**TOTAL**

**\$169.20**

**Due Date: 11/22/2024**

Terms	Due Date	PO #	Product	Description
Net 30	11/22/2024		Classifieds	EPA Brownfields Cleanup Grant, AR, Oct. 16, 23

Quantity	Item	Options	Run Date	Amount
1	Legal Notices Digital new		10/16/2024	\$2.00
1	Print Ad Legal Notice		10/16/2024	\$167.20
1	Print Ad		10/23/2024	\$0.00

**Legal Notices**  
**City of Caribou Public Notice**  
**EPA Brownfields Cleanup Grant**

The City of Caribou is seeking public comment on the Draft FY25 Application to Environmental Protection Agency's (EPA) Brownfields Cleanup Grant. The City of Caribou is applying for an EPA Brownfields Cleanup Grant to request funding for the remedial activities for the Steam Plant located at 142 Lower Lyndon Street, Caribou, Maine, part of Map 25 Lot 149-AA. As part of the application process, The City of Caribou will host a meeting to solicit public input on Monday October 28, 2024, beginning at 6:00 pm at 25 High Street, Caribou in the Caribou City Council chambers as part of the regular Caribou City Council meeting.

During the meeting, the City of Caribou will discuss the draft application and respond to public comments. A copy of the draft application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review at the office of the City Manager, 25 High Street in Caribou and online at [www.cariboumaine.org/grants](http://www.cariboumaine.org/grants). Public comments can also be received via email at [pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org) until November 12, 2024, at 4:00pm. Please use the subject line: FY25 EPA Brownfields Cleanup Grant.

Published Oct. 16, 23, 2024

**Subtotal** \$169.20

**Total** \$169.20



Account Number: 2450  
Invoice Number: #INV355709  
Invoice Date: 10/23/2024  
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**Invoice**  
#INV356057  
10/30/2024

**Bill To**

City Of Caribou  
25 High St  
Caribou ME 04736

**TOTAL**

**\$113.40**

**Due Date: 11/29/2024**

Terms	Due Date	PO #	Product	Description
Net 30	11/29/2024		Classifieds	NOTICE OF AN APPLICATION AND A PUBLIC MEETING, AR, Oct. 30

Quantity	Item	Options	Run Date	Amount
1	Print Ad Legal Notice		10/30/2024	\$111.40
1	Legal Notices Digital new		10/30/2024	\$2.00

Subtotal	\$113.40
Total	\$113.40



**Legal Notices**

**NOTICE OF AN APPLICATION AND A PUBLIC MEETING FOR A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS PROGRAM CLEANUP GRANT 3:00 PM, THURSDAY, OCTOBER 31, 2024 CITY COUNCIL CHAMBERS, CARIBOU MUNICIPAL BUILDING 25 HIGH STREET, CARIBOU, MAINE**

The City of Caribou, Maine, is applying to the United States Environmental Protection Agency (USEPA) Brownfields Program for a Cleanup Grant, to fund proposed remediation activities at the Steam Plant (the "Site") located at the former Caribou Power Plant, 142 Lower Lyndon Street, Caribou, Maine. The City of Caribou will submit this grant application to the USEPA on or before November 14, 2024.

A draft Analysis of Brownfields Cleanup Alternatives (ABCA) has been prepared for the Site. Copies of the draft grant application and the draft ABCA are available for review by the public Monday through Friday, 8:00am to 4:30pm at the Caribou Municipal Building, they may be viewed on the City's website ([www.cariboumaine.org/grants](http://www.cariboumaine.org/grants)), and they may be requested from Penny Thompson, City Manager, City of Caribou, via email at [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org).

Persons wishing to comment on this grant proposal and/or draft ABCA may do so at any time prior to 4:30pm on November 14, 2024 through one or more of the following methods: 1) via mail to Penny Thompson, City Manager, City of Caribou, 25 High Street, Caribou, Maine 04736; 2) via email to [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org); and/or 3) in person at a public meeting, to be held at 3:00 PM on Thursday October 31, 2024 in City Council Chambers at the Caribou Municipal Building, 25 High Street, Caribou, Maine. Published Oct. 30, 2024

City Of C  
25 High S  
Caribou I...

Account Number:	2450
Invoice Number:	#INV356057
Invoice Date:	10/30/2024
Date Due:	11/29/2024
Total Due:	\$113.40

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**Notice Content**

NOTICE OF AN APPLICATION AND A PUBLIC MEETING NOTICE OF AN APPLICATION AND A PUBLIC MEETING FOR A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS PROGRAM CLEANUP GRANT 3:00 PM, THURSDAY, OCTOBER 31, 2024 CITY COUNCIL CHAMBERS, CARIBOU MUNICIPAL BUILDING 25 HIGH STREET, CARIBOU, MAINE The City of Caribou, Maine, is applying to the United States

Environmental Protection Agency (USEPA) Brownfields Program for a Cleanup Grant, to fund proposed remediation activities at the Steam Plant (the "Site") located at the former Caribou Power Plant, 142 Lower Lyndon Street, Caribou, Maine. The City of Caribou will submit this grant application to the USEPA on or before November 14, 2024. A draft Analysis of Brownfields Cleanup Alternatives (ABCA) has been prepared for the Site. Copies of the draft grant application and the draft ABCA are available for review by the public Monday through Friday, 8:00am to 4:30pm at the Caribou Municipal Building, they may be viewed on the City's website ([www.cariboumaine.org/grants](http://www.cariboumaine.org/grants)), and they may be requested from Penny Thompson, City Manager, City of Caribou, via email at [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org). Persons wishing to comment on this grant proposal and/or draft ABCA may do so at any time prior to 4:30pm on November 14, 2024 through one or more of the following methods: 1) via mail to Penny Thompson, City Manager, City of Caribou, 25 High Street, Caribou, Maine 04736; 2) via email to [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org); and/or 3) in person at a public meeting, to be held at 3:00 PM on Thursday October 31, 2024 in City Council Chambers at the Caribou Municipal Building, 25 High Street, Caribou, Maine.

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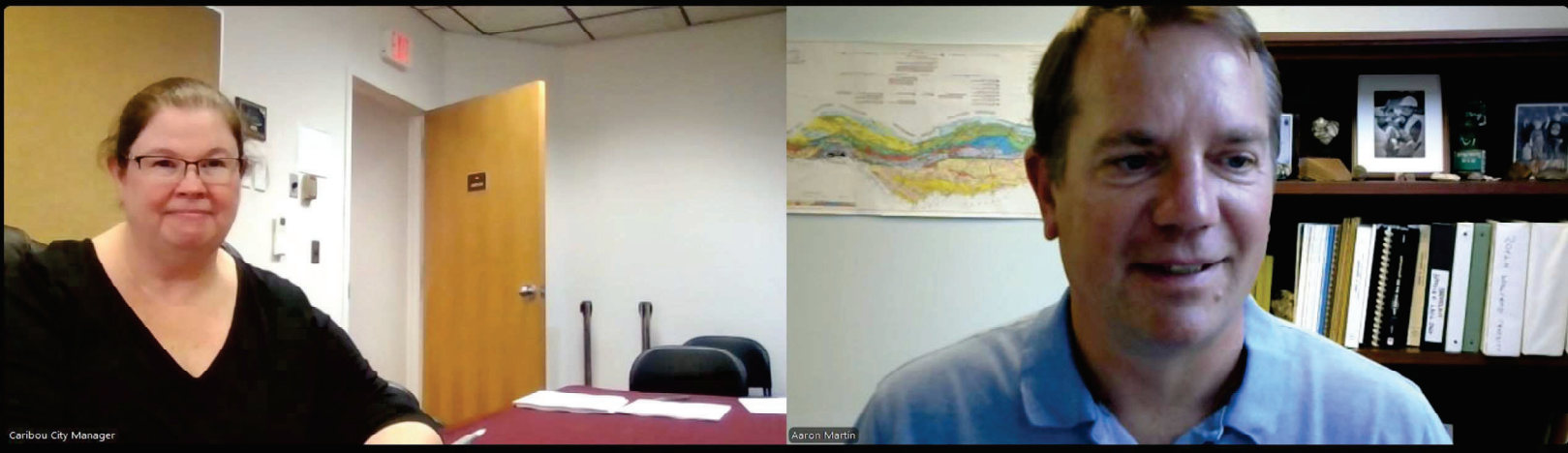
**NOTICE OF AN APPLICATION AND A PUBLIC MEETING  
FOR A UNITED STATES ENVIRONMENTAL PROTECTION  
AGENCY BROWNFIELDS PROGRAM CLEANUP GRANT  
3:00 PM, THURSDAY, OCTOBER 31, 2024 CITY COUNCIL  
CHAMBERS, CARIBOU MUNICIPAL BUILDING 25 HIGH  
STREET, CARIBOU, MAINE**

The City of Caribou, Maine, is applying to the United States Environmental Protection Agency (USEPA) Brownfields Program for a Cleanup Grant, to fund proposed remediation activities at the Steam Plant (the "Site") located at the former Caribou Power Plant, 142 Lower Lyndon Street, Caribou, Maine. The City of Caribou will submit this grant application to the USEPA on or before November 14, 2024.

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Persons wishing to comment on this grant proposal and/or draft ABCA may do so at any time prior to 4:30pm on November 14, 2024 through one or more of the following methods: 1) via mail to Penny Thompson, City Manager, City of Caribou, 25 High Street, Caribou, Maine 04736; 2) via email to [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org); and/or 3) in person at a public meeting, to be held at 3:00 PM on Thursday October 31, 2024 in City Council Chambers at the Caribou Municipal Building, 25 High Street, Caribou, Maine. Published Oct. 30, 2024

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## City of Caribou, Maine

*Clerk's Office*  
25 High Street  
Caribou, ME 04736  
Telephone (207) 493-3324  
Fax (207) 493-4207  
[www.cariboumaine.org](http://www.cariboumaine.org)

Below is an excerpt from the minutes of October 28, 2024 Caribou City Council Meeting.

### **Council Agenda Item #8:** Public Hearings and Possible Action Items

#### c. Public hearing on Draft FY25 Application to EPA Brownfields Cleanup Grant Program

Mayor Boma explained that The City of Caribou acquired the Merlin One, LLC parcel on the Aroostook River which is home to the former Steam and Diesel plants that were previously used to generate power in the region through the automatic lien foreclosure process. In 2022, the city successfully applied for a 2023 US EPA Clean-up grant for the Diesel Plant and the small buildings at the power plant site. This summer, a US EPA CERCLA action started for an emergency removal action at the steam plant. This clean-up grant would be the next phase at the steam plant. We expect to receive the order of magnitude and approximate cost for the project. Therefore, we will be having another public hearing on October 31 at 3:00 pm here in the Caribou City Council chambers. The application deadline is November 14, 2024.

One of the best parts of this process has been the collaboration between these governmental agencies and private sector partners. The cost for the remediation of the site will cost millions of dollars and take several years. The City of Caribou is working with the DEP, EPA, University of Connecticut, and Sevee & Maher Engineers, Inc. (SME) to apply for an EPA Brownfields Cleanup Grant. Everyone involved can see how the revitalization of this area can be the catalyst for a riverfront renaissance.

Open Public Hearing: 6:32PM

There were no comments from the public.

Councilor Smith asked if the Council would need to hold another meeting for the public hearing on the 31<sup>st</sup>.

Manager Thompson explained that the public hearing on the 31<sup>st</sup> is because there were items that had not yet been received, and it would give the opportunity to ask questions once additional information about the order of magnitude and the cost of remediation had been received. There will also be a representative available from SME to answer questions at this time about the technical parts of the application that they have been hired to complete.

At this meeting, they will be discussing options, there has been a good start to the cleanup thus far because of EPA's CERCLA action. The EPA is currently hiring a contractor that will







## City of Caribou, Maine

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Fax (207) 493-4207  
www.cariboumaine.org

provide a plan for how this needs to be remediated and deconstructed. This ensures that residents in the area would be protected from any contamination. As the current emergency removal work is being completed, the contractor is doing what they call a rinsing process to make sure that there is nothing left that could become airborne. In the spring the City will be getting the full report on what will need to be done if we are fortunate enough to get the brownfields cleanup grant. Manager Thompson went on to say the EPA has staff that work in the CERCLA division, with emergency response action, and other staff work in the Brownfields and Land Revitalization division. Recently, there was a Zoom call where all parties were able to talk and agreed to provide a ballpark estimate for the purposes of the grant application. Councilor Bagley stated that Manager Thompson is being modest because she has put in years of communication building relationships that are helping this project along.

Councilor Lovewell asked how dangerous the area is.

Manager Thompson explained that there is much asbestos present at the steam plant location. She explained that there are more than 2 miles of asbestos wrapped pipe in the steam plant. There is also asbestos insulation that is very thick in the turbines. 30 tons of the material has been removed at this time and they are on their 6<sup>th</sup> roll off container. They are only cleaning up the transite items that are broken. Manager Thompson explained that the EPA is only working to clear up any immediate threat to the public. Manager Thompson extended her gratitude to the EPA for the work they are doing to help remediate the immediate threats and for the great partners that are willing to help us with this project.

Closed Public Hearing: 6:40PM

Motion made by Councilor Smith, seconded by Deputy Mayor Theriault to allow the City Manager to apply for an EPA TY2025 Brownfields Cleanup Grant to request funding for the remedial activities at the steam plant located at 142 Lower Lyndon Street.

Roll Call Vote: D. Bagley – Yes, J. Kelley – Yes, T. Lovewell – Yes, J. Smith – Yes, J. Theriault – Yes, C. Boma – Yes (So voted)

November 11, 2024

A True Copy Attest:

Danielle M Brissette  
City Clerk



## CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Caribou will hold a Regular City Council Meeting on **Monday October 28, 2024**, in the Council Chambers located at 25 High Street, **6:00 pm**.

**THE MEETING WILL BE BROADCAST ON CABLE CHANNELS 8 & 1301 AND THE CITY'S YOUTUBE CHANNEL.**



1. Roll Call
2. Invocation/Inspirational Thought
3. Pledge of Allegiance
4. Declaration of any Conflict of Interest
5. Public Forum (**PUBLIC COMMENTS SUBMITTED TO THE CITY CLERK PRIOR TO 4:30PM ON THE MEETING DATE WILL BE SHARED WITH THE COUNCIL DURING PUBLIC FORUM.** Email [dbrissette@cariboumaine.org](mailto:dbrissette@cariboumaine.org))
6. Minutes
  - a. February 12, 2024, Regular City Council Meeting
  - b. February 26, 2024, Regular City Council Meeting
7. Bid Openings, Awards, and Appointments
  - a. Façade Improvement Grant committee recommendations
  - b. Bids on mowing equipment – Recreation department
8. Public Hearings and Possible Action Items
  - a. Public Hearing on the renewal of a Registered Nonprofit Dispensary permit for Safe Alternatives
  - b. Public Hearing on Ordinance # 8, 2024 Series amending General Assistance guidelines
  - c. Public hearing on Draft FY25 Application to EPA Brownfields Cleanup Grant program
9. Reports by Staff and Committees
  - a. Report from the Public Safety Building Committee
  - b. September financial report (Finance Director)
  - c. City Manager's Report
10. New Business, Ordinances and Resolutions
  - a. Request from the Caribou Fire & Ambulance Department to purchase ambulance
11. Reports and Discussion by Mayor and Council Members
12. Next Regular Meeting: November 25, 2024
13. Executive Session(s) (May be called to discuss matters identified under MRSA, Title 1, §405.6)
  - a. Executive Session for union negotiations pursuant to 1 MRSA §405.6.D (Fire Department Union)
14. Adjournment

If you are planning to attend this Public Meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Clerk ten or more hours in advance and we will, within reason, provide what assistance may be required.

### Certificate of Mailing/Posting

The undersigned duly appointed City official for the municipality of Caribou City hereby certifies that a copy of the foregoing Notice and Agenda was posted at City Offices and on-line in accordance with City noticing procedures.

BY:

Danielle Brissette, Caribou City Clerk

**Meeting Agenda**  
**U.S. EPA BROWNFIELDS CLEANUP GRANT APPLICATION**  
**STEAM PLANT SITE- FORMER CARIBOU POWER PLANT**  
**142 LOWER LYNDON STREET, CARIBOU, MAINE**

**DATE:** THURSDAY, OCTOBER 31, 2024, at 3:00 PM  
**LOCATION:** CARIBOU MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS  
25 HIGH STREET, CARIBOU, MAINE & ZOOM ONLINE CONFERENCING

1. Introductions
2. Site Description
  - a. Steam Plant- former Caribou Power Plant (vacant)
  - b. Hazardous building materials
3. Brief Review of Prior Environmental Assessments (ESAs)
  - a. August 2021- County Environmental Engineering (County) completed a Phase I ESA.
  - b. May 2022- County completed Hazardous Building Materials Survey (HBMS) & Phase II ESA. Asbestos, lead-based paint, universal wastes, and oil-containing equipment, tanks, drums, vessels documented in/on Steam Plant. No contaminants of concern identified in soil and groundwater at concentrations above federal or state risk-based standards/guidelines.
4. Proposal for U.S. EPA-funded Brownfields Cleanup Grant
  - a. Brief Description of U.S. EPA Brownfield Program & draft application on City of Caribou's Website/Upon Request
  - b. Schedule
5. Draft Analysis of Brownfields Cleanup Alternatives (ABCA)
6. Public Comments & Questions
  - a. October 30, 2024 until Thursday, November 14, 2024 at 4:30 p.m.
  - b. Comments/questions can be asked at the public meeting or emailed to Penny Thompson, City Manager, City of Caribou, at [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org).

*Two persons from the public attended the public meeting.*

*No questions or comments were received from the public during the public comment period.*

November 12, 2024  
A True Copy Attest:

*Danielle M Brissette*  
Danielle M Brissette  
City Clerk

**Caribou City Council Meeting Sign In**  
**Monday, October 28, 2024**




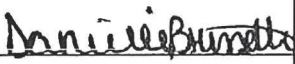
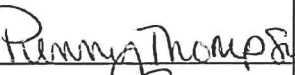

**Name: (Please Print)**

1	<i>Bruce Hazelstern</i>	21	
2	<i>Brad/Holly Frank</i>	22	
3	<i>Gary Macquis</i>	23	
4	<i>Melissa Liza</i>	24	
5	<i>JAN MURCHISON</i>	25	
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**PUBLIC MEETING SIGN-IN SHEET**  
**U.S. EPA Brownfields Cleanup Grant**  
**Steam Plant Site- Former Caribou Power Plant**  
**142 Lower Lyndon Street, Caribou, Maine**

**Date: Thursday, October 31, 2024 at 3:00 p.m.**  
**Location: Caribou Municipal Building, City Council Chambers**  
**25 High Street, Caribou, Maine**

Printed Name	Signature	Affiliation (Company / Resident)	Daytime Phone / Email
1. Susan Ourlle He		resident	
2. Danielle Brissette		Resident	
3. Penny Thompson		Caribou City manager	207-493-5961 pthompsona@cariboumaine.org
4. Aaron Martin		Severe + Maher Engineers	207-712-6180
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