

**CARIBOU CITY MANAGER  
PENNY THOMPSON  
25 HIGH STREET  
CARIBOU, ME. 04736**



**MEMO**

**TO: Caribou City Council Members**  
**FROM: Penny Thompson, City Manager**  
**DATE: June 29, 2026**  
**RE: City Manager's Report**

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The City Council asked for a breakdown of funding and change orders on the library project. Director Peter Baldwin has done this, and his report is included in this packet.

There was a discussion about better communication with the Development Committee at the last meeting. I attended the CDC meeting last week, and, I feel that we have come up with a process that will create an efficient flow of information from the committee to the City Council.

I am pleased to announce that the City of Caribou was successful in obtaining a FY2026 EPA Brownfields Assessment Grant for \$500,000. I am grateful for the partnership we have with EPA Region 1, the Maine DEP and the University of Connecticut TAB program.

As we begin the second half of 2026, I would just like to say how proud I am of the City of Caribou employees and the work they do each day in service to the citizens of Caribou.

**Suggested Action:**

This is for information only. No action required.



Caribou Public  
LIBRARY

## **MCA Connectivity Hubs Grant Project**

### **Project Timeline & Financial Summary**

**Prepared for:** Caribou City Council

**Prepared by:** Peter Baldwin, Library Director

**Caribou Public Library**

# Project Timeline

**October 2, 2024** – Contract executed between the City of Caribou and the Maine Connectivity Authority (MCA). Grant Award: \$1,847,528.

**January 24, 2025** – City Council selected County Abatement for asbestos remediation services. Cost: \$49,266.

**February 10, 2025** – City Council selected Haley Ward for architectural design services and project management. Cost: \$166,600.

**February 27, 2026** – A.M. Construction submitted an initial bid of \$1,690,800. Through Value Engineering, the project was approved at a reduced construction cost of \$1,446,600.

**April 24, 2026** – Change Order #2 executed to revise project documents to reflect approved Value Engineering modifications. Cost: \$40,000.

**June 2, 2026** – Change Order PCO #1 approved for demolition and reconstruction of library breakroom walls and ceilings omitted from original plans. Cost: \$11,619.46.

**June 11, 2026** – Change Order PCO #2 approved for demolition and reconstruction of library archives walls and ceilings omitted from original plans. Cost: \$12,414.78.

**June 15, 2026** – Change Order PCO #4 received for replacement of the planned elevator with a chair lift as requested during the Value Engineering process. Cost: \$92,497.77.

# Financial Summary

County Abatement: \$49,266.00

Haley Ward Design & Project Management: \$166,600.00

A.M. Construction (Value Engineered Contract): \$1,446,600.00

Change Order #2: \$40,000.00

PCO #1 – Breakroom Walls/Ceilings: \$11,619.46

PCO #2 – Archives Walls/Ceilings: \$12,414.78

PCO #4 – Chair Lift Modification: \$92,497.77

**Total Project Commitments: \$1,818,998.01**

**MCA Grant Award: \$1,847,528.00**

**Remaining Grant Capacity: \$28,529.99**

## Executive Summary

The MCA Connectivity Hubs Grant Project was awarded funding totaling \$1,847,528 through a contract executed on October 2, 2024. Following project initiation, the City Council authorized asbestos abatement and architectural/project management services in early 2025. Construction bids were received in February 2026, with the project undergoing Value Engineering that reduced the construction contract from \$1,690,800 to \$1,446,600. Since construction commenced, several change orders have been issued to address omissions in the original plans and implement approved project modifications. As of June 15, 2026, identified project commitments total approximately \$1.819 million, leaving approximately \$28,530 available within the original grant award, pending final reconciliation and any future change orders.

# Brownfields 2026 Assessment Fact Sheet

## *Caribou, ME*

### Grant Recipient Information

**Name:** City of Caribou

**Phone:** 207-493-5961

**Website:** <https://www.cariboumaine.org>

### EPA Information

**Region:** EPA Region 1 Brownfields Team

**Phone:** 617-918-1389

**Website:** <https://www.epa.gov/brownfields/r1>

### Publication Information

**Office:** United States Environmental Protection Agency  
Land and Emergency Management (5105T)  
Washington, D.C. 20460

**Publication Number:** EPA-560-F-26-030

**Publication Date:** June 2026

### Overview of the EPA Brownfields Program

EPA's Brownfields Program empowers states, Tribal Nations, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfield sites. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The Small Business Liability Relief and Brownfields Revitalization Act of 2002, as amended by the Brownfields Utilization, Investment and Local Development Act of 2018, was passed to help states and communities around the country clean up and revitalize brownfield sites. Under this law, EPA provides financial assistance to eligible applicants through five competitive grant programs: Multipurpose Grants, Assessment Grants, Revolving Loan Fund Grants, Cleanup Grants, and Job Training Grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

### Assessment Grant

*\$500,000*

EPA has selected the City of Caribou for a Brownfields Assessment Grant that will be funded by the Infrastructure Investment and Jobs Act. Community-wide grant funds will be used to conduct 16 Phase I and ten Phase II environmental site assessments. Grant funds will also be used to develop up to eight cleanup plans and support community engagement activities. The target area for this grant is the neglected and blighted properties located along the Caribou Stream and Aroostook River Corridors. Priority sites include a 24-acre former junkyard and a property with commercial and residential buildings that were heavily damaged during a 2023 fire.

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

*The information presented in this fact sheet comes from the grant application; EPA cannot attest to the accuracy of the information. The cooperative agreement is negotiated after the selection announcement. Therefore, the funding amount and activities described in this fact sheet are subject to change.*



# EPA Announces \$14.5 Million in Grants to Assess and Cleanup Communities in Maine

June 24, 2026

## Contact Information

EPA Region 1 Press Office (R1\_Press@epa.gov)

**BOSTON (June 24, 2026)** – Today, U.S. Environmental Protection Agency (EPA) announced \$9.5 million in Brownfields Multipurpose, Assessment, and Cleanup (MAC) grants to accelerate the cleanup of polluted sites across Maine. EPA also provided \$5 million in supplemental funding to six high-performing Brownfields Revolving Loan Fund (RLF) grantees in Maine. With these funds, EPA is investing directly in American communities to cleanup and redevelop blighted properties, delivering on the Trump Administration's commitment to ensure that clean air, land, and water goes hand-in-hand with economic growth and opportunity.

"EPA is focused on delivering practical results that transform contaminated properties into clean, valuable spaces that spark economic growth and that directly benefit American families," **said Acting Assistant Administrator for Land and Emergency Management Thomas Croci.** "Addressing environmental contamination and reusing brownfield properties revitalizes neighborhoods, drives local job creation, and unleashes new economic opportunities. EPA is proud to partner with local communities to ensure they have the cleanest air, land, and water as we power the Great American Comeback."

"Across New England, EPA is helping to transform blighted properties into productive spaces that protect human health and support economic growth and opportunity," **said EPA Regional Administrator Mark Sanborn**. "This funding will help communities assess and clean up contaminated sites, so they can be safely redeveloped for housing, businesses, recreation, and other community priorities."

Clean air, land, and water for all Americans is the first pillar of President Trump and Administrator Zeldin's Powering the Great American Comeback initiative. These grants put that commitment into action while simultaneously powering economic growth in communities across the country.

Below are the selected applications for the 2026 Brownfields Multipurpose, Assessment, and Cleanup Grants and RLF supplemental funding in Maine:

- **City of Augusta** has been selected to receive **\$500,000** for a **Brownfields Assessment Grant** to develop eight cleanup plans and support community engagement activities. Priority sites include a 57,000-square-foot vacant and dilapidated former textile manufacturing facility and a 6.2-acre former recycling site in the Water Street/Mount Vernon Avenue corridor.
- **City of Caribou** has been selected to receive **\$500,000** for a **Brownfields Assessment Grant** to conduct 16 Phase I and ten Phase II environmental site assessments, and to develop up to eight cleanup plans and support community engagement activities for neglected and blighted properties located along the Caribou Stream and Aroostook River Corridors.
- **Town of East Millinocket** has been selected to receive **\$4 million** for a **Brownfields Cleanup Grant** to clean up the Western and Eastern Main Mill Areas-South, at the Former Great Northern Paper Mill property located at 50 Main Street.
- **Greater Portland Council of Governments** has been selected to receive **\$1 million** in supplemental funding for their **Brownfields Revolving Loan Fund** program, in addition to the \$8,200,000 in EPA funds already awarded. Projects highlighted for use of the funding include a former retail/commercial property at 578 Route One in Scarborough, an underutilized office/administrative building at 307 Cumberland Avenue, and an underutilized housing property at 42 Mellen Street in Portland.

- **Kennebec Valley Council of Governments** has been selected to receive **\$500,000** in supplemental funding for their **Brownfields Revolving Loan Fund** program, in addition to the \$2,260,000 in EPA funds already awarded. Projects highlighted for use of the funding include Cascade Mill in Oakland and the Pittsfield Community Theater in Pittsfield.
- **Maine Department of Economic and Community Development** has been selected to receive **\$1 million** in supplemental funding for their **Brownfields Revolving Loan Fund** program, in addition to the \$17,024,983 in EPA funds already awarded. Projects highlighted for use of the funding include the Caribou Power Plant in Caribou, Steamship Navigation in Warren, and Beals Linen in Auburn.
- **Our Katahdin** has been selected to receive **\$4 million** for a **Brownfields Cleanup Grant** to clean up the Paper Machine 11 Buildings at the former Great Northern Paper Company located at 1 Katahdin Avenue in Millinocket.
- **City of Portland** has been selected to receive **\$500,000** for a **Brownfields Assessment Grant** to conduct ten Phase I and seven Phase II environmental site assessments, and to develop four cleanup plans and one reuse study, and support community engagement activities in Portland's Bayside neighborhood.
- **City of Portland** has also been selected to receive **\$1 million** in supplemental funding for their **Brownfields Revolving Loan Fund** program, in addition to the \$7,635,849 in EPA funds already awarded. Projects highlighted for use of the funding include the Time and Temperature Building, the COMB Block, and the Avesta Housing First site.
- **City of South Portland** has been selected to receive **\$500,000** in supplemental funding for their **Brownfields Revolving Loan Fund** program, in addition to the \$1,000,000 in EPA funds already awarded. Projects highlighted for use of the funding include Alpha One, REO Marine, and Pizza Joint/Spurling Fitness.
- **Southern Maine Planning and Development Commission** has been selected to receive **\$1 million** in supplemental funding for their **Brownfields Revolving Loan Fund** program, in addition to the \$19,970,000 in EPA funds already awarded. Projects highlighted for use of the funding include the International Woolen Mill Boiler House in Sanford, and the Brownfield Community Center in the Town of Brownfield.

Grant recipients with viable cleanup projects ready for work will help communities continue their work to carry out cleanup and redevelopment projects on contaminated brownfield properties.

View the full list of selected applicants here <<https://epa.gov/brownfields/applications-selected-fy-2026-brownfields-multipurpose-assessment-cleanup-grants-and>>.

## **Background**

EPA's Brownfields Program began in 1995 and, once these grants are awarded, will have provided over \$3 billion in grant funding to assess and clean up contaminated properties and return blighted properties to productive reuse. To date, brownfields investments leveraged more than \$45 billion in cleanup and redevelopment. Over the years, the relatively small investment of federal funding was able to leverage, from both public and private sources, more than 228,900 jobs. Through fiscal year 2025, on average, \$19.47 was leveraged for each EPA Brownfields Grant dollar awarded through multipurpose, assessment, revolving loan fund and cleanup cooperative agreements.

After selection, awards will be made once all legal and administrative requirements are satisfied by selected applicants.

Last updated on June 25, 2026