



Brownfields 101



South Portland's Brownfield Program

■ Project Team

- Josh Reny, South Portland
- Jaime Madore and Nick Sabatine, Ransom
- David Chapman, MEDEP
- Alan Peterson, EPA
- Project Stakeholders and the Public

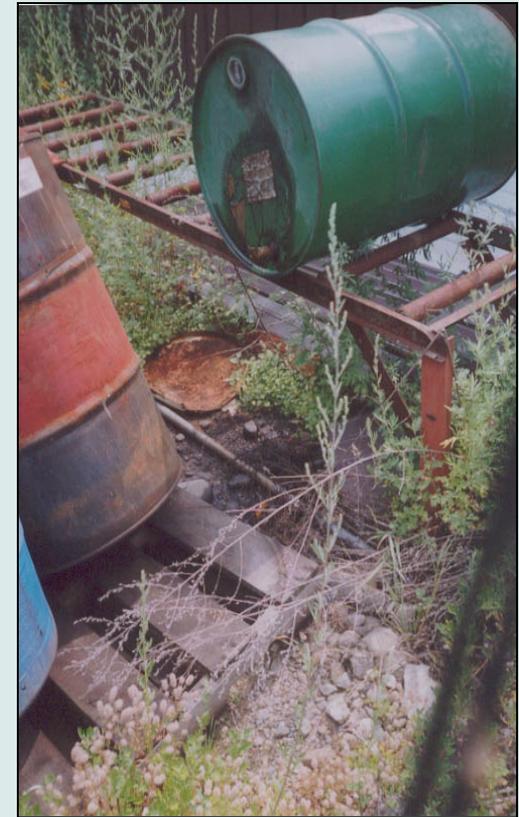
■ Long Term, Sustainable Program

■ Waterfront Industrial Sites

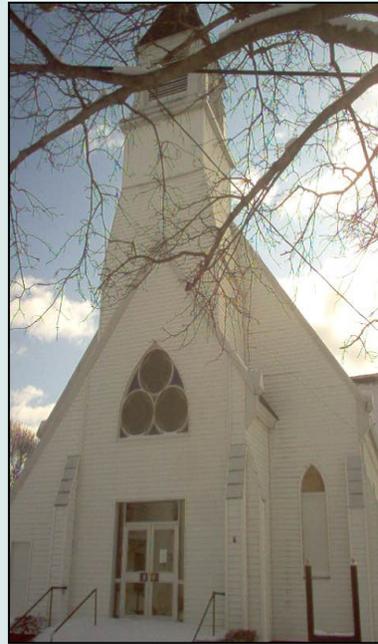


What is a Brownfield?

- *A property where the expansion, redevelopment, or reuse may be complicated by the presence or perceived presence of a hazardous substance, pollutant, or contaminant.*
- May be impacted with hazardous substances, petroleum, asbestos, lead paint, controlled substances, mine-scarred lands, and other environmental contaminants.
- A Brownfield Site is **NOT** listed on the National Priorities List (NPL); currently subject to administrative orders, court orders, etc. under CERCLA; or under the jurisdiction, custody or control of the U.S. Government.
- EPA estimates there are more than 450,000 Brownfield sites in the U.S.



Which of These Properties are Brownfields?



The Brownfields Law/Program

- On January 11, 2002, the Small Business Liability Relief and Brownfields Revitalization Act (Public Law 107-118; H.R. 2869) was signed into law; which boosted funding for assessment and cleanup of Brownfield Sites, enhanced roles for State and Tribal response programs, and clarified environmental liability under the Superfund Law.
- The Brownfields Law provides federal funding and grants (to municipalities, tribes, state agencies, regional planning commissions, and nonprofit agencies etc.) for the assessment and cleanup of Brownfield Sites.



Types of USEPA-funded Brownfields Grants

- Assessment Grants
- Site-Specific Cleanup Grants
- Cleanup Revolving Loan Fund (RLF) Grants
- Job Training Grants
- State and Tribal Response Programs
- Targeted Brownfields Assessments



South Portland's Approach for Use of Brownfield Assessment Funds

- Public Participation, Community Outreach/Education, & Developing Partnerships
- General & Petroleum Inventories
- Phase I ESAs (Petroleum & Hazardous Substance)
- Phase II ESAs and Hazardous Material Inventories (asbestos, lead paint, etc.)
- Remedial Planning/Reuse Planning



Inventory and Site Selection

- **Brownfields Inventory**
 - ❑ Site Nomination
 - ❑ State Database Review
 - ❑ Windshield Survey
 - ❑ Interviews with Communities
 - ❑ Historic Map Review
 - ❑ Previously-Identified Sites
- **Site Selection**
 - ❑ Apply Threshold Criteria (Eligibility)
 - ❑ Apply Ranking Criteria to Prioritize and Select Sites
 - ❑ Solicit Owner Buy-In
 - ❑ Site Approvals
 - ❑ Begin Assessments



Phase I Environmental Site Assessments (ESAs)

- ASTM 1527-13 and All Appropriate Inquiry
- Identify Recognized Environmental Conditions (RECs)
 - Site Reconnaissance
 - Interviews
 - Records Review
 - Summary Report
 - Recommendations



Phase II ESAs/Investigations

- Subsurface Sampling and Assessment
 - Soil
 - Groundwater
 - Surface Water & Sediment
 - Hazardous Building Materials
 - Air & Vapor Intrusion
- Conceptual Site Model (CSM)
- Site-Specific QAPP (Sampling Work Plan) w/ Biased Sampling Approach (i.e., not shotgun)
- Field Screening / Mobile Labs
- Underground Storage Tank Closures
- Hazardous Material Inventories (HMIs)
- Quality Control, Duplicate Analysis, Accuracy



Remediation/Cleanup Planning



- Develop and Evaluate Cleanup Alternatives
- Integration of Remediation into Proposed Site Reuse
- Creating Real-world Cleanup Budgets
- Path to Site Closure & Liability Release under the MEDEP VRAP



Owner/Developer Benefits

- Avoid environmental surprises
- Facilitate property transfer
- Make the property more marketable and potentially more valuable
- Reduce environmental risks and potential for offsite migration of contamination
- Create goodwill within the community
- Avoid passing environmental liability onto future site owners/occupants



Value to the Community

- Remove real or perceived environmental concerns
- Promote smart growth
- Spur economic growth through job creation and increased tax base
- Improve the community and public pride



Keeping Momentum Going & Sustainable Brownfields Program

- US EPA BFs Cleanup Grants
- US EPA BFs RLF Grants
- MEDEP BFs Assessment & Cleanup Funds
- MEDEP Groundwater Funds
- DECD/MEDEP Brownfield RLF
- Private Funds
- Other Economic Development Funding Mechanisms (e.g., CDBG, TIFs, Historical Tax Credits, County Bonding, MSHA/HUD, RDA, EDA, Tourism, DOT, Riverfront & Trails Grants)



Other Components of a Successful & Sustainable Brownfields Program

- MEDEP Voluntary Response Action Program (VRAP)
- Sustainable Reuse & Growth (e.g., Smart Growth Principals)
- Risk & Liability Mitigation
- The “Green” Initiative (LEED) & Green Building Design/Construction
- Energy Conservation, Reuse, & Recycling
- Greener Remediation Technologies – “EPA Green Remediation Policy” (i.e., Generate Less Remedial Waste Bi-products)
- Section 106 Historical/Archeological Preservation
- Community/Site Master & Reuse Planning
- GIS Applications & Tools

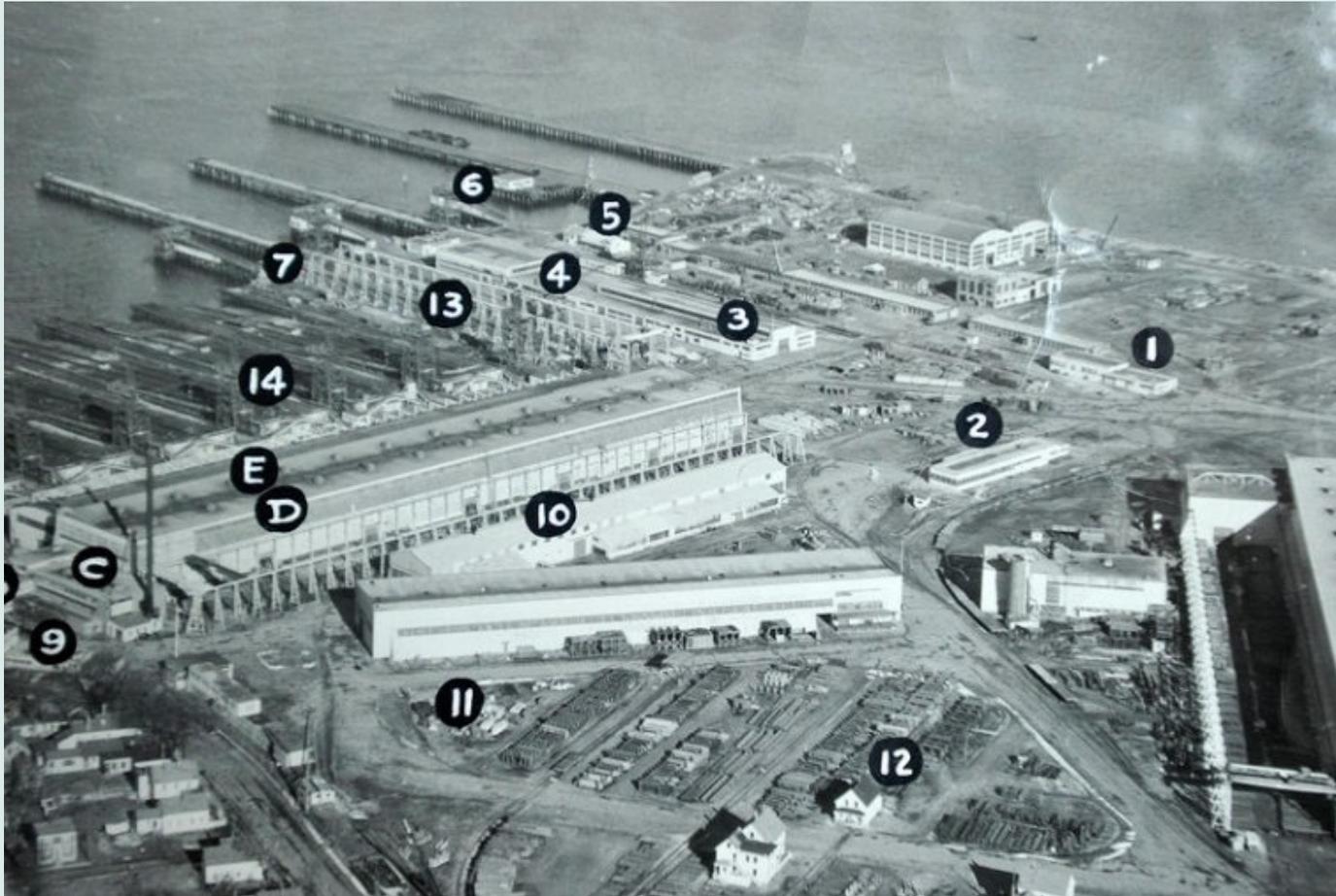


Example Brownfield Assessment Projects

- Liberty Shipyard Site
- Former MFGR Mill
- TW Dick Assessment and Cleanup, Gardiner, Maine



Liberty Shipyard Site, South Portland



Liberty Shipyard Site

- Multiple Phase I ESAs, investigations, and hazardous building assessments through private funds
- Data Gaps Assessment & Review of Historic Reports
- Phase II Investigation
 - SSQAPP
 - Ground Penetrating Radar (GPR) Survey
 - Floor Drain Assessment
 - Soil Sampling
 - Groundwater Sampling
 - PCB Wipe Sampling
 - UST Assessment
- ABCA & Reuse Planning



Liberty Shipyard Site

- The PK Development Team is excited for the opportunity to work with the City of South Portland and Ransom Consulting
- The Brownfield process ensures a thorough investigation of the site, which leads to early understanding of the challenges and opportunities
- Deliverables: Clean-up scenarios and basic costing
- Enables the project to move towards a clean site and productive use once the cleanup plan is implemented



Former MFGR Mill, Old Town



Former MFGR Mill, Old Town

- Environmental investigations and hazardous building assessments through private funds
- Data Gaps Assessment & Review of Historic Reports
- Phase II Investigation
 - SSQAPP
 - Ground Penetrating Radar (GPR) Survey
 - Soil Sampling
 - Groundwater Sampling
 - Pore Water Sampling
 - PCB Wipe Sampling
 - Lead Wipe Sampling



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Posted June 20

Old Town mill takes another step toward reopening

Crews accepted the first batch of wood chips needed to restart operations at the mill last week.

Mainebiz

October 11, 2018

ND Paper to buy and reopen Old Town Mill, restoring 100 jobs

LOCAL

Old Town Mill set to reopen next month

Since ND Paper purchased the mill in October the Chinese based company has been working to get the mill up and running.

Old Town mill that's been closed for about three and a half years will reopen.

ND Paper bought the mill in October and have been working to get it opened since then.

[nd paper mill set to reopen with promise of 100 jobs](#)

[Old Town Mill purchased, to reopen after period of idleness](#)

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The Old Town Paper Mill is back up and running with new ownership

BON BANGOR DAILY NEWS sharing

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After hiring 130 workers, reopening Old Town mill expects to produce pulp by August

maine public

Maine Public Radio
All Things Considered with Nora Flaherty

Home News Radio Television Classical Education

Nearly 4 Years After Closing, Old Town Pulp Mill Reopens Under New Ownership

By ROBBIE FEINBERG • AUG 14, 2019



TW Dick Site, Gardiner



TW Dick, Gardiner

- **Brownfield Assessment**
 - ❑ Priority Site in Grant Application
 - ❑ Phase I ESA & Updates
 - ❑ Phase II and HBMI
 - ❑ Remediation & Reuse Planning
 - ❑ Community Outreach
- **Brownfield Cleanup**
 - ❑ Design and Contractor Procurement
 - ❑ Gap Funding
 - ❑ Oversight
- **Successful Site Redevelopment**

Congratulations Gardiner & the Brownfields Redevelopment Team



- ▶ Site Planning
 - ▶ Wastewater Engineering
 - ▶ Storm Water Engineering
 - ▶ Permitting
 - ▶ Water Supply Engineering
 - ▶ GIS Applications
 - ▶ Turnkey Brownfield Services
 - ▶ Remediation
 - ▶ Funding Assistance
- Contact Nick Sabatine at the idea-stage:
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RANSOM Consulting Engineers and Scientists

www.RansomEnv.com

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Thank You!

Please contact us with Questions!

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