South Portland’s Brownfield Program

- Project Team
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  - 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-scared 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?
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 BF's Cleanup Grants
- US EPA BF's RLF Grants
- MEDEP BF's 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
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
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.

100 jobs

ND Paper to buy and reopen Old Town Mill, restoring

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

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

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

By ROBBIE FENNBERG • 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**
Thank You!
Please contact us with Questions!

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