

Northern Maine Brownfield Steering Committee Meeting
March 13, 2008
Caribou Inn and Convention center
11 a.m. – 1 p.m.

Attendees: Jerry McAvaddy, Skip Babineau, Craig Staples, Frank Wezner, Barbara Pitcairn, Mary Walton, C.P Harris, Jeff Packard, Brian Beneski, Cheryl St. Peter, Nate Hersey, Connie Bondeson, Jay Kamm, Denis Berube

I. Welcome and Introductions

This month's meeting was held at the Caribou Inn and Convention Center. Attendees introduced themselves and the meeting started at 11:00.

II. Review of the Minutes of the February 13, 2008 Meeting

The Committee reviewed the February 13, 2008 minutes.

III. Selection of Chairperson

Connie provided the Committee with an overview of the duties and responsibilities associated with the Chairperson, Vice-Chair and Secretary positions. The committee then nominated the committee members for the following positions:

Chairperson: C.P. Harris- nominated by Mary Walton, seconded by Skip Babineau.

Vice-Chair: Skip Babineau -nominated by Jeff Packard, seconded by Barbara Pitcairn.

Secretary: Barbara Pitcairn- nominated by Jerry McAvaddy, seconded by Jeff Packard.

Mary Walton made a motion to accept the slate of officers as presented. Motion was voted on and passed with three abstentions.

IV. Site Review

Site Submittals – 13 sites were submitted, two of which were duplicates, so 12 total sites to review. The sites are coming in through various means... either from the committee members, the consultant, or the property owner is calling us directly. An email was sent to the committee members with the with property approval forms attached for each nominated site, in addition to, a spreadsheet, which was developed by our consultant to help with the scoring process. The scoring criteria for the sites is based on issues such as overall development potential and redevelop plans from the property owners standpoint. Without more background information it is difficult to properly score sites.

This is a two step forward, one step back process. We are not choosing the final sites from the 12 nominated and then we are done with trying to find more sites. We will sort through the sites, weed out the one that rank very low, put them toward the bottom of the pile, work with the higher ranking sites, and contact those property owners and do more background research on the site as to have a complete picture before we submit site to DEP/EPA. The lower ranking sites will not be totally eliminated from the selection process, they will just be farther down the list. This is a competitive process and the DEP/EPA wants us to find the best site possible for the program. Remember, we want to see the former sites utilized in some manner either as greenspaces and parks, new businesses, or new house on the property .We have roughly enough money to conduct 12 phases Is and four phase IIs, which are flexible. We will continue to solicit sites for the next year. Ultimately, it is the DEP/EPA that will approve or deny a site.

Property Approval Form- The Committee reviewed the property approval form with the information we have gathered thus far. It was noted that the property assessment form is no longer used by EPA, which now requires information submitted electronically using the A.C.R.E.S. form, but the Steering Committee members felt the property approval form is an excellent tool use to during the data gathering stage.

The Committee then began to review the properly approval forms, which were explained in further detail by Brian Beneski. A phase I environmental site assessment is a non-intrusive evaluation for the site for environmental issues. From doing background research on a property, you will come up with what is known as recognized environmental conditions (RECs) such as ...underground storage tanks; any observed things ...leaking storage drums. Any identified RECs will take you to a Phase II environmental site assessments, which includes the intrusive things....soil borings, sample collections, test pits, etc. Brian suggested that the Steering Committee seek to conducted a similar number of phase Is and phase IIs, maybe six of each.

We can conduct to research on a property via websites to see if it is on the RCRA list. Most of the information on the property approval form, our consultant can find out. Our consultant will give us the website addresses, to do research if we are interested.

EPA purpose of the Brownfield Program is to address the sites that had contamination issues that were not being redeveloped because of it. Sites that are truly health hazards are being address or should be addressed by other programs. That is why more weight is given to overall redevelopment potential than just environmental hazards. Of the sites that come up, that are truly environmental hazardous, we (DEP) have connections to pools of money to address them.

Eligibility criteria, we know who the current owners is, but who is the most recent past owner? If the immediate previous owner is viable will that will make a site ineligible. The flow chart is quite useful in that sense to sort out eligibility. It is important to know who is the most recent owner is, but it is also very important to know who is the immediate past owner is, which is public information (tax cards). If some of those immediate past owners are viable, then site is not

eligible for this program. The group then began a run-through of the submitted sites and utilizing the flow chart to determine the eligibility of the submitted site to the committee.

You don't necessarily need to have a full second step... a purchase and sale agreement would be considered enough as that next step away. A purchase and sale agreement that is based on a phase II being done is good enough to satisfy that second step.

Contacting owners...the consultant can, NMDC, steering committee? There will not be one set method. If you know the property owners, let's do an informal contact at first, and then follow up with a bit more formal letter with a brochure.

The Committee began a general discussion of the following properties:

Property #1- Probably not because Irving is a viable party.

Property#2- was contacted, but do not know who previous owner is.

Property #3- They are a responsible party, but how viable are they?

We should have a telephone conversation with the people...

If the owner has not been contacted, we should do that before we score them.

Contact people first ...if you know them contact them, NMDC can contact them, the consultant can. Whoever is most comfortable with the party, should contact them.

Property #4- Lot #14 - Find out more in April after town meeting if they are still interested.

Property #5- No contact was made. Located on Route 1. One tank was registered for kerosene and dispenser pumps are still located on property.

Property #6- Very small lot, but could be eligible. Beside Heritage Trail in Fort Kent heading out of town towards Allagash. Jay/ Nate spoke with the Town.

Property #7- Located directly on Long Lake. It is for sale. No registered tanks... just a maintenance garage/oil change shop. No longer operating a garage.

Property #8, #9, and #10 -Three lots down here, two are owned privately, with City of Caribou's lot sandwiched between the two. Webber Oil operated it when it was a bulk plant. The DEP cleaned and found two tanks. The clean-up was done with ground-water fund money. The current owner is on the hook for reimbursing us for the clean-up. Will that complicate eligibility? We know that there is contamination there. It will need a phase II.

Property #11- - Phase I was done by CEE in 1992- updated one in 2003 for the current owner. A lot of RECs. Current owner want to redevelop it. Could score very high on redevelopment potential... very big facility.

Property #12- This is out. Phase II was completed in the past week on this property by and for the property owner. This is beyond our program.

Property #13- CEE Did Phase I last winter. Identified RECs. Recommended to our client that they do a phase II. Did not do phase II and the property was transferred. Think they could be viable...have two steps. Nothing in CEE report to say that that property owner can or cannot do whatever they want with their property. No enforcement action from the DEP currently saying they need to do something. If they want to open it up tomorrow as a maintenance garage/gas station, which is what it was, as long as they are in compliance with the DEP rules that apply to their facility, they can.

V. Next steps

- Contact property owners to gauge their interest and gather more background information about the property to be able to fill out the property assessment form and spreadsheet with complete information.
- Next meeting start an in-depth discussion about the nominated properties to date and score the sites.
- Continue to solicit sites

VI. Next Meeting

Next meeting will be held on April 10th at the Caribou Inn. **The meeting time has changed to 10 am -12pm instead of 11am -1pm.** Meeting was adjourned at 1:30.

Respectfully submitted,

Barbara Pitcairn
Secretary

BP/cb