

Northern Maine Brownfield Steering Committee Meeting
May 13, 2010
Caribou Inn and Convention Center
10 a.m. -12p.m.

Attendees: Frank Wezner, Wade Hanson, Scott Allen, John Bannen, C.P. Harris, Carol Bell, Craig Staples, Jeff Packard, Brain Beneski, Cheryl St. Peter, Julie Corey, Duane Walton, Denis Berube, Connie Bondeson

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 10:00 am.

II. Review of Minutes of the February 11, 2010, conference call meeting/August 13, 2009 minutes

The minutes of the February 11, 2010 conference call meeting were reviewed as were the August 13, 2009 meeting minutes. A motion was made to accept the August 2009, and February 2010, minutes as presented by Norman Cyr and seconded by Jeff Packard. The minutes were accepted unanimously.

III. Brownfield Grant Update

NMDC submitted a \$400,000 grant application to EPA for the Hazardous/Petroleum Products Assessment Grant and was not funded.

IV. Brownfield Revolving Loan Fund Update – Duane Walton

The role of the Brownfield Steering Committee in relationship to the Brownfield Revolving Loan Fund. No demand for the Brownfield Revolving Loan Fund. There have been changes since we initially spoke with the Committee ... the most recent changes, we are considering going with grants, which is allowed under the program. We initially elected and submitted our application to EPA based solely on making loans. In trying to decide and come up with criteria for that, we have a proposal that we are making today to the executive Board to see if this is the way they would like to do it. They had approved last month that staff make a decision on the

structure and policy of the grant program. There is no EPA rules per say that dictate to us how we entertain a grant application. The EPA leaves it up to the grant recipient, being us, to come up with the guidelines.

Then, trying to decide how to do this, if we had multiple applications, versus just one application, based on the amount of money we have. The million dollars RLF is split in half \$500,000 for petroleum \$500,000, for hazardous, and of that amount 40% is the maximum that can be used for grants.... \$200,000 for petroleum, \$200,000, for hazardous and we have had four inquires, and a couple are serious, we don't have lot of money to make grants with.

If we do this on a first-come first-serve basis, which is we have elected to do, the money could be gone with one applicant, if they were to request \$200,000. If we receive multiple applications at the same time, then we have to define the same time. If we receive two applications the same day, then we would consider them. We came up with a scoring system. First come, first serve on the grant program. If we have more than one application, then we will use the selection criteria to make the determination. It is possible on the selection criteria for multiple applicants to come out with the same score, in which case we could look at, which most is most shovel ready and anticipated to be completed first. *Duane passed out copies of the guidelines.*

What we have elected to do is, if someone wants to file an application, or simply call, the application is somewhat generic, but we asking them to be specific as they can about the project, tell us about the site ... gives us a better idea that it is a real project. From that point, we would consider reviewing the application to make a commitment, in better terms, it is a set-aside, we will hold the money, and give the applicant an amount of time to finish the application process by meeting the terms and conditions of the commitment. In the commitment, it outlines when we need for the applicant to commit the fund to EPA, so we have determined that they have six months from the time of commitment to the meet the criteria, including EPA approval for funding of that particular project, and that can't be submitted to EPA until everything in the application is completed.

How does this relate to the Brownfield Steering Committee? Two things, the Committee will be doing some preliminary things up front ... initially, because of what the Brownfield Steering Committee does, and any applicant must have an eligible site to be an eligible applicant, we ask that the application come to this Committee, not for review of the project necessarily to the extent that the BRLF would review it for funding, but to determine if the site is eligible and the applicant is eligible and that would be it from the Brownfield Steering Committee. The applicants will be told to complete the eligibility form, submit that to the Brownfield Steering Committee for review to determine eligibility of site and applicant, and if it is determine eligible on both in both respects, then the Steering Committee will give it to the Business Finance Department, and staff will take it from there and then present it to the NMDC Loan Committee and process the application.

V. Site Review

The following sites were discussed for potential environmental site work (ESA):

Gilman Bouchard, Inc. Fort Kent - Long time service station and car dealership. Property is for sale. Does not have public water or sewer.

Dickey Trading Post, Allagash- This tank on this property is back in service, for private use.

Herschel Street Market, Caribou- The lot is quite small... 1.1. acres. The property is for sale. Building was built in 1971.

Griffin One -Stop, Washburn- Spoke with the Community and the owner still the Capital Group. Had a foreclosure sale last summer and no one bought it. The community is potentially interested in it, but there are underground tank compliance issues there.

The tanks would have to come out and replaced with above ground tanks replaced at least 300 feet away from a neighbor's well. The siting requirements for above ground tanks are the same as underground tanks.

Thompson Oil Company, Houlton - is located in a fairly industrial area of that community. CEE removed six tanks there in the summer of 2008, with no contamination found, but no full Phase I ESA done. That property was a gas station/oil company for years. New subdivision is going in behind this property.

Caribou Stream (Brook Street) Property, Caribou - Located behind the old Cyr Brothers Meat Packing on Washburn Road in Caribou. Currently owned by the City of Caribou (even though the Tax Map indicates High Meadow Realty Trust) and Lot 1A is currently owned by Michael Michaud. Probably would not qualify as a petroleum only site.

May Mountain Variety, Island Fall- if the tanks come out, more tanks won't be going back in due to the siting requirements...can't be 300 feet from a private well. Can't be 1000 feet from public well and can't be on sand and gravel aquifer. If a tank is taken out of service, they have 12 months to apply in writing to the DEP for an extension to keep it out of service. If they do not do that within that 12 month, and the period expires, under law, the tank has to be removed. If the tank is out of service for three months or longer, to bring it back into service, you have to have precision test done. If the owner were to approach the tank people at DEP, with a plan to satisfy their concerns, they might be able to bring it back up.

Fort Kent Auto Body, Fort Kent- Located on Pleasant Street in Fort Kent in a residential area. Property is for sale. Not a huge lot. Public water and sewer. Nice lot. Could turn into a nice building lot for a house.

T. J's Service Station, Monticello- CEE removed the underground tanks there last November ... encountered some contamination. Took soil sample and it seemed to be pretty clean. However, a full Phase I has not been completed on the property.

Bartlett's County Store, Orient- The building burnt down and they have cleaned the site up, but the above ground tanks are out of compliance.

Northern Maine Truck Stop, Blaine- Building burnt and tanks have been out of service for while, but were properly taken out of a service in the right amount of time. If the needed to be replaced or just brought back into service, that is a possibility. The owner notified the DEP in 2008, but have not requested an extension.

Former Ski Shop, Mars Hill- Was a former pallet shop. There were two, 2,000 gallon tanks removed in 1998.

On a side note: the Patten General Store, the DEP is doing a removal of tanks there. That site would not be eligible for a Phase I.

Another side note: A site in Madawaska came into the VRAP program.

I-95 Mobil, Houlton- Town of Houlton was approach by a Hotel developer on a old Mobil Station lot right off of Route 1. Irving Oil owns it now. CEE pulled the tanks there in 1994 and it was contaminated. Would need a Phase I. If the current owner is Irving Oil, they did not cause the contamination the previous owner, R.H. Foster did.

The Committee then began a discussion about the above sites.

VI. Site Nomination

The Committee nominated three sites, but only one will receive Phase I ESA work.

The Committee nominated the following site for Phase I ESA:

- 1) The former I-95 Irving Mobil in Houlton
- 2) Thompson Oil Company, Houlton
- 3) Fort Kent Auto Body, Fort Kent

Norm Cyr made a motion to accept the nominated site as presented, seconded by Craig Staples. Voted and unanimously passed.

VII. Other Business

Although the NMDC program is coming to a close, please be on the look-out for potential sites. NMDC will be reapplying to EPA in October for another round of funding. In addition the MDEP does have some site assessment funds left.

VIII. Adjournment/next meeting

Meeting adjourned at 11:55 a.m. No meetings are scheduled for this time.

Respectfully submitted,

Barbara Pitcairn
Secretary

BP/cb