

**CITY OF BELFAST
SPECIAL CITY COUNCIL MEETING
Belfast City Hall-Council Chambers
January 14, 2014
7:00 P.M.**

Public Hearing

The Belfast City Council will hold a public hearing on Tuesday, January 14, 2014, at 7:00 PM, at Belfast City Hall Council Chambers, 131 Church Street, for the purpose of receiving public comments on a proposed remediation at the Masker's Theater & Thompson's Wharf Site located at 45 Front Street in Belfast, Maine. All interested persons are invited to attend this public hearing and will be given opportunity to be heard at that time.

- 1) Call to order
- 2) Roll call: Mayor Walter Ash, Jr.; Councilors Mary Mortier, Roger Lee, Eric Sanders, Michael Hurley and Nancy Hamilton, and City Manager Joseph Slocum
- 3) Adoption of the agenda
- 4) Open to the public

Please state your name and town you are from when addressing the City Council.

- 5) Communications
- 6) Request by the Economic Development Director to have the Council approve an application to the U.S. Environmental Protection Agency for \$200,000 in grant funding to remediate contamination at 45 Front Street, and to commit cash matching funds in the amount of \$40,000 for that grant application.
- 7) Adjourn

MEMO

January 9, 2014

To: Mayor Ash, City Councilors, and City Manager Slocum
From: Thomas Kittredge, Economic Development Director

Re: Brownfield Clean-up Grant Application & Match

Request by the Economic Development Director to have the Council approve an application to the U.S. Environmental Protection Agency for \$200,000 in grant funding to remediate contamination at 45 Front Street, and to commit cash matching funds in the amount of \$40,000 for that grant application.

The City of Belfast had previously authorized environmental assessments to be performed on the land and buildings located at 45 Front Street (also referred to as the Maskers' Property), through the City's Brownfields Assessment Program. Phase I (document) and Phase II (sampling) environmental assessments, which included a Hazardous Materials Inventory (for building materials) have been essentially completed, and a preliminary Analysis of Brownfield Cleanup Alternatives has been drafted. Most recent estimates for the cleanup costs for this property (both land and buildings) are in the neighborhood of \$230,000.

The U.S. Environmental Protection Agency (EPA) makes grant funds available each year to units of government to pay for cleanup costs on properties that they own, up to \$200,000 per parcel. Applications are due to the EPA on January 22nd, and awards are announced during the summer. Recipients have three years to use these funds. All other things being equal, a site that has been properly assessed and remediated will be more attractive for (re)development in the future.

These grants require a 20% match, but units of government can also apply for a waiver of that match. Staff recommends that the City apply for the maximum grant of \$200,000, and to commit cash match in the amount of \$40,000, even though the City may pursue a waiver for that match.

NOTICE OF APPLICATION FOR U.S. EPA BROWNFIELDS CLEANUP GRANT

MASKER'S THEATER & THOMPSON'S WHARF SITE 45 FRONT STREET BELFAST, MAINE

The City of Belfast is applying for a U.S. EPA Brownfields Cleanup Grant for funding proposed remediation activities at the Masker's Theater & Thompson's Wharf Site located at 45 Front Street in Belfast, Maine. The application will be submitted to the U.S. EPA on or before January 22, 2014. The proposed remediation will likely include the abatement and/or removal of asbestos, lead-based paint, other potential hazardous building materials, and contaminated soil.

Draft copies of the grant application and conceptual cleanup plan will be available for public review and comment beginning on January 3rd, 2014 at the office of the Economic Development Director, City of Belfast, located at Belfast City Hall, 131 Church Street, Belfast, Maine 04915, or for download at www.cityofbelfast.org/brownfields-45-front-street.

A public meeting regarding this application will be held at 7:00 pm on Tuesday, January 14th, 2014 at Belfast City Council Chambers, located at Belfast City Hall, 131 Church Street, Belfast, Maine 04915. Written public comments will be accepted at any time prior to and during the public meeting. Please send comments to: Thomas Kittredge, Economic Development Director, City of Belfast, 131 Church Street, Belfast, Maine 04915, or via e-mail at economicdevelopment@cityofbelfast.org.