



# City of Gardiner Brownfields Program



**Presenters:**  
**Nicholas Sabatine, V.P. & P.G.**  
**Stephen Dyer, P.E.**  
**Eriksen Phenix, L.G.**  
**Jaime Madore, P.E.**





# **RANSOM CONSULTING, LLC**

- **Project Team**
- **Company History**
- **Maine Office**
- **Core Services**
- **Gardiner Project Experience**



# WHY RANSOM?

- We've been here from DAY 1 - 2010/2011
- Identified a need in Gardiner – initiated the program – pro bono grant writing
- 3 Assessment Grants – 5 Cleanup Grants  
~\$2M of BF Funding has come to Gardiner





# WHY RANSOM?

- **Started writing pro-bono grants in 2010**
- **Ransom knows Gardiner better than any other firm**
- **Higher Profile Sites include TW Dick, Chapman's Garage, Bailey's Auto, 150 Dresden Ave, 149-167 Water Street**
- **Many of the above have been cleaned up with EPA funds and re-used**

**Over half of our Maine staff touch a Brownfield funded project every day**



# WHY RANSOM?

- **Ransom goes beyond BF assessments**
- **A sustainable BF program starts with assessment, but.....**
  - **We leverage sites from assessment to cleanup & get sites redeveloped**
  - **RLF-KVCOG-DECD**
  - **EPA direct**

## **RANSOM HAS COMPLETED OR IS WORKING ON THE FOLLOWING SUCCESSFUL BF PROJECTS**

**(Hallowell, Bath, Biddeford, AVCOG, Piscataquis County, Belfast, GPCOG, Orono, Dover-Foxcroft, Saco, Old Town, Canton, Our Katahdin {Millinocket}, Wiscasset, Portland, S. Portland, PHA, Lincoln, MCEDD, Lincoln County, Rockland, Camden)**

# **What Can Gardiner Do With EPA's Investment?**

- **Public Meetings and Outreach**
- **Engage Owners to Bring Sites Into Program**
- **Phase I/II/III (Environmental Assessments)**
- **Hazardous Building Material Inventories**
- **Site Reuse Planning**
- **Assistance with Cleanup Funding**
- **Potential Sites – prior inventories**





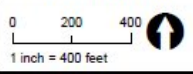
Legend & Notes

**Potential Brownfield Sites**

- 1 Paperboard Site
- 2 T.W. Dick
- 3 Johnson Hall
- 4 Bailey Auto
- Downtown District
- Cobbossee Corridor

Notes  
 1. Site Plan based on Bing Orthophotography  
 2. Some features are approximate in location and scale  
 3. This plan has been prepared for the City of Gardiner. All other uses are not authorized unless written permission is obtained from Ransom Consulting, Inc.

**Scale & Orientation**



Prepared For

City of Gardiner

July 2013

Figure 1  
 Potential Brownfield Sites



# Example Brownfield Sites in Gardiner



**TW Dick**



**Fresenius Kidney Care**



**Former Maine General**



**Lyons Street Garage**



# With BF Funds-Ransom Helps Drive The Economies Where We Work

- **Gardiner (Assessment + Cleanup = \$1,930,000)**
  - TW Dick (\$600k)
  - Bailey's Auto (\$120k)
  - 28 Spring Street \$110k)
- **Bath (Assessment + Cleanup + RLF = \$3,110,000)**
- **Old Town (Assessment + Cleanup = \$1,400,000)**
  - Old Town Canoe Factory Site (\$600k)
- **Our Katahdin, Millinocket (Assessment + Cleanup = \$2,250,000)**
  - Former Great Northern Paper Mill Site (\$1,500,000)



# Ransom is Ready – Immediate Start

## Complete Inventory (Less Than One Month)

- **Historic Map/Database Review (Largely complete)**
- **Windshield Survey**
- **Site Nomination**
- **Interviews with Citizens & Municipal Staff**
- **Brownfields Inventory**

## Site Selection (Within One Month)

- **Threshold Criteria**
- **Apply Ranking Criteria**
- **Prioritize/Select Sites**
- **Solicit Owner Buy-In**
- **Eligibility Determination**
- **Begin Assessments on Priority Sites**



# **Exercising Ransom's Team – TW Dick**

- **Site identified as priority in 2014 charettes**
- **Site brought into Assessment Program**
- **Erik – Assessment**
- **Cleanup need identified EPA, KVCOG, DECD**
- **Nick with City Create Developer RFQ**
- **Steve – Leverage DC relationship on behalf of City**
- **Jaime – Cleanup Design/Execution**
- **Successful redevelopment**



# Brownfields

## Success Story

### TW Dick Gardiner, Maine

A former industrial mill site along a stream that powered numerous industries in the 1800s in Gardiner, Maine, has been redeveloped into a new medical facility and housing. This successful redevelopment highlights the great potential for unused mill sites along Cobscookscotee Stream in this city of 6,000 people just ten 10 minutes from the state capital. The City of Gardiner partnered with EPA, the state of Maine, and the Kennebec Valley Council of Governments to get the site cleaned up and ready for this exciting redevelopment while addressing the needs of the community.

#### Site History

The TW Dick site is located in the heart of downtown Gardiner, which is known for its culture and New England architecture. Once a thriving industrial city powered by the stream, Gardiner has experienced a slow decline in the past 50 years. The stream corridor in the 1800s supported a dozen industrial mills, using its 100-foot change in elevation of water to power industrial equipment. In 1860 alone, it powered thirty-one businesses where over 400 employees generated over \$2 million dollars of products. TW Dick was one of the mills that lined the lower portion of the stream, using hydro power for its steel fabrication facility. The 2.9-acre site included a cold storage warehouse, office building, and steel fabrication building. From the 1800s through 1960, the site was occupied by various foundries, blacksmith shops, wood workers, machine shops, a shoe factory, and lumber sheds. These industrial and commercial uses ceased by 2012, leaving behind a vacant site contaminated with petroleum, asbestos, volatile organic compounds, polycyclic aromatic hydrocarbons, and lead.

#### Priming the Property for Redevelopment

The city took ownership of the TW Dick site through tax foreclosure in 2014, inheriting the responsibility to clean up the contaminants. This acquisition allowed the city to be eligible for EPA Brownfields funding. The city used some of the EPA funding from its 2013 community-wide assessment grant to determine the nature and extent of the contamination. It also hosted a series of charettes to help the community visualize what "could be" for the Cobscookscotee Corridor, including the TW Dick site. Local business owners, residents, city staff, EPA, and the Maine Department of Environmental Protection were all involved in the process. Landscape architecture students from the University of Maine created renderings and scale models of concepts developed during the charettes focusing on new urban housing and commercial development.



**EPA Grant Recipient:**  
City of Gardiner

**Grant Types:**  
Cleanup, Assessment, Revolving Loan Fund

**Current Use:**  
Medical Facility, Residential

**Former Uses:**  
Industrial, Steel Fabrication, Machine Shops, Blacksmith Shops, Woodworking, Shoe Factory, Lumber Sheds, Warehouse



**“The redevelopment of the former TW Dick site proved to be a prime example of a public/private partnership. Without the Maine Departments of Environmental Protection and Economic and Community Development, Environmental Protection Agency, Kennebec Valley Council of Governments, the private developer and the city, this project would never had been the success story that it is today. Gardiner is very fortunate and thankful for Brownfields programs that turn something blighted into a positive impact on a whole community.”**

Tracey Desjardins  
Director of Economic Development/Planning  
City of Gardiner

#### For more information:

Visit the EPA Brownfields website at [www.epa.gov/brownfields](http://www.epa.gov/brownfields) or contact Chris Lombard at 617 918 1305 or [Lombard.Chris@epa.gov](mailto:Lombard.Chris@epa.gov).

The city applied for and received a \$200,000 cleanup grant in 2016 to help address contamination and clean the site so it could be redeveloped. It also secured additional EPA cleanup dollars through revolving loan funds administered by the Kennebec Valley Council of Governments and the Maine Department of Economic and Community Development. Before buildings were demolished, asbestos, chemicals, and other wastes lingering on the site were removed. A combination of building foundations, paved parking areas, and other protective surfaces were installed to safely cap lower-level residual contamination beneath the surface. The cleanup was completed and certified by Maine DEP in 2020.

#### Summary of EPA Funding:

City of Gardiner Assessment Grant	\$70,000
City of Gardiner Cleanup Grant	\$200,000
Kennebec Valley Council of Governments RLF	\$100,000
Maine Department of Economic and Community Development RLF	\$234,000
<b>Total</b>	<b>\$604,000</b>

#### Today

A Maine based developer was selected through a public process to redevelop the site at an estimated cost of \$1.8 million for the medical building and \$3.3 million for the housing. Construction began in 2017, and the medical center opened in the fall of 2018. This center includes a modern kidney dialysis center large enough to accommodate up to 16 dialysis stations. People who require dialysis are typically scheduled for three appointments a week, each lasting four hours on average. Two residential buildings with 15 units of much-needed workforce housing were built next door, opening in 2020 and fully occupied. The city is planning for more redevelopment on one remaining portion of the TW Dick site as well as other nearby sites along the Cobscookscotee Stream corridor. This project has proven that Brownfields redevelopment can promote a healthier community, not only through cleaning up contaminated sites, but also creating new homes and health care facilities.



***“There are many good environmental firms in Maine. I’ve used many of them. But when I have a complicated environmental problem or an especially tight timeline, I call Ransom first. I appreciate their balance between the health and safety of the future users of the project on one hand, and the need for certainty and sensible solutions on the part of the developer.”***

**-Kevin Bunker, Partner with Developers Collaborative**

***“Ransom has been hand-in-glove with us from day 1 of our Brownfields program, and has provided assistance with grant application preparation, project design, creating an effective public outreach campaign, and working with us to identify high value assessment sites. We feel like we’re on the right path for reuse development of our most important historic properties, and Ransom has worked hard to keep our project on schedule, on budget, and on radar for real estate developers and new business investors.”*** –Nate Rudy, (former) Director of Economic and Community Development, Gardiner, Maine (current) Town Manager, Gray, Maine

**We look forward to continuing to build  
& sustain Gardiner’s Program**