

**CUMBERLAND COUNTY COMMUNITY DEVELOPMENT PROGRAM**

**CDBG GENERAL PROGRAM APPLICATION – 2010**

Lead Community Town of Harpswell

Additional Communities NA

Contact Information: Name: Carolyn Tukey; Tel. 833-5771

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Project Title: Mitchell Field – Demolition of Unsafe and Unstable Structures

**Program Category:** Public Service ; Public Infrastructure/Facility ;  
Housing ; Downtown Revitalization ; Economic Development

**Select your CDBG “National Objective”:**

Low/moderate income: Area-wide ; Limited Clientele ; Direct Benefit  
Presumed Group \_\_\_\_\_ (identify group)  
Slum/Blight: Area-wide ; Spot Basis

Amount of CDBG funds requested \$48,000

Total estimated project cost \$60,000

Name of Authorized Official: James S. Henderson

Signature of Authorized Official: 

## GENERAL GRANT PROGRAM APPLICATION - 2010

- 1) Provide a **brief summary** (200 words maximum) of the proposed project. -  
**10 points**

*Mitchell Field is a 120 acre parcel off Route 123 in south Harpswell along the eastern shore of Middle Bay. The parcel, prior to town ownership, was utilized by the Navy as a fuel depot in connection with the Brunswick Naval Air Station. The parcel has remained vacant for approximately 10 years.*

*At this time, the town is well positioned and committed to implement the adopted Mitchell Field Master Plan. A committee was formed in 2008 to implement the Plan. One of the first steps in its implementation plan is to remove unsafe and hazardous buildings that have been identified as necessary for removal. Several structures have been identified as in an unsafe, blighted condition and it has been determined that they should be demolished. As the structures are not homes and do not have an address it is difficult to give a list. However attached are photos of the structures on Mitchell Field that may be demolished.*

*The removal of these structures will improve the neighborhood and will prepare the area for new business opportunities. The Master Plan anticipates that the removal of these structures and eventual improvements will ultimately assist in the creation of jobs and workforce housing on this site.*

- 2) Provide a response to the three questions concerning **management of the proposed activity** – 10 points

- a. Define who and how the grant funded project will be managed.

*The project will be managed by the Town Planner in collaboration with the Mitchell Field Implementation Committee, Town Administrator, Town Engineer and the Codes Enforcement Officer. The Board of Selectmen will give final approval.*

- b. Explain the experience of the applicant in undertaking projects of similar complexity.

*The applicants have significant background in similar projects such as management of the Mitchell Field Zoning/Performance Standards and the Comprehensive Plan Implementation of Village/Rural areas projects, both of which are planning projects. The Town Engineer and the Codes Enforcement Officer are expected to play a large role in the oversight and management of this project. Both have a background in the area of construction and demolition.*

- c. Demonstrate that an ongoing commitment exists to continue the maintenance and operation of the activity or facility.

*The Town has identified this as a priority for the eventual re-development of the property. The Town proposes to further this goal by demolishing some of these structures to prepare the property for re-development.*

3) **Implementation schedule** for project. Fill in the attached schedule form. **10 points**

*See chart below*

4) Demonstrate that the project is **ready to proceed** – **10 points**

**For non-construction related projects:**

- Describe the steps that have been completed or must be completed to initiate the project. These may include: community support, staffing, matching funds, securing an appropriate location, marketing and networking.
- Describe any potential impediments to project initiation

*The Codes Enforcement Officer has received estimates for the removal of ten of the structures at Mitchell Field and the Town Engineer has completed a written assessment of the buildings.*

*The next step is to make certain that the Board of Selectmen and the committee agree on the top choices for demolition. Then a contractor needs to be selected to proceed with demolition. Matching funds will need to be approved by town meeting.*

*There are no impediments to project initiation other than that the matching funds need to be voted on by Town Meeting.*

5) Provide a response to the four questions defining and justifying the **need for the activity**. **20 points**

a. Convey the magnitude and severity of the issue to be addressed.

*At this time, the site attracts uninvited persons who have and continue to vandalize these structures because the site is not heavily used. The Town does not intend to provide a guard and there are no fences around most of these structures. If the Town does not demolish these structures, vandalism will continue and the structures may pose a threat to public safety. Also, since the structures have been uninhabited and unused for at least ten years deterioration is occurring.*

b. Identify the number of people & the number of low/moderate income people affected.

*These structures are not only a hazard, but are creating an overall decline of the surrounding neighborhoods that equal approximately 150 moderate income households. There are homes within this area that have made improvements and it is the intent of the Town to continue to improve the quality of this part of the community. Without the demolition of these structures, this area of the community may languish.*

c. Describe the extent the project makes in the long-term measurable difference in the economic and social health of the region.

*Again, these blighted structures are creating an overall decline of the area and are a general nuisance for the eventual redevelopment of this property. The redevelopment may work to increase the region's economic and social health because the re-development may include a business connection with the redevelopment of the Brunswick Naval Air Station. In addition, the social health will be enhanced by the proposed construction of 14 units of workforce housing and recreational opportunities proposed for this site.*

d. Construction related activities: Convey how the project relates to the community's long-range planning and capital improvement needs.

*Although this is not a construction related project, it will assist in the re-development of the site, according to the Master Plan. The Master Plan states that there will be marine type business and workforce housing onsite.*

6) Provide a response to the four questions demonstrating the **need for CDBG program funds**. 15 points

a. What will be the consequence if the CDBG funds are not received?

*The structures will largely remain and public safety would continue to be an issue.*

b. What will be the consequence of partial project funding?

*If the demolition is partially funded, then the number of structures to be demolished would be reduced.*

c. Why are CDBG funds critical for the project to proceed and be successful?

*The Town does not have the total amount of funds to demolish all of the structures that require demolition. If the Town does not receive these funds, the structures will not be demolished.*

d. Have or will you seek funds from other sources?

*This grant is the best opportunity for funds at this time. However, additional funding from other sources such as US Department of Commerce – Economic Development Administration will be sought.*

7) Budget for project. Fill in the attached budget form. 10 points

**Budget – Construction Projects**

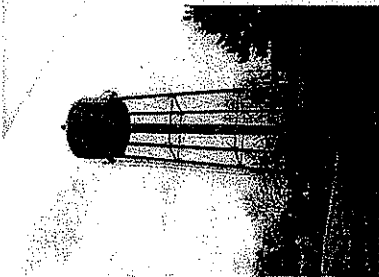
<b>Cost Category</b>	<b>CDBG Funds</b>	<b>Municipal Funds</b>	<b>Other Funds</b>	<b>Total</b>
<b>Design/Engineering</b>				
<b>Land Costs</b>				
<b>Materials/Supplies</b>				
<b>Construction/Demolition Costs</b>	\$48,000	\$7,300		\$55,300
<b>Project Management</b>		\$2,000		\$2,000
<b>Other</b>				
1. volunteer labor			\$2,700	\$2,700
2.				
3.				
4.				
<b>Total Costs</b>	<b>\$48,000</b>	<b>\$9,300</b>	<b>\$2,700</b>	<b>\$60,000</b>

**Project Implementation Schedule**

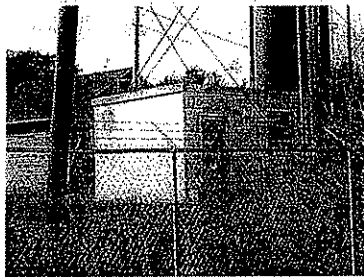
<b>Activity</b>	<b>Q #1 J - S 2010</b>	<b>Q #2 O - D 2010</b>	<b>Q #3 J - M 2011</b>	<b>Q #4 A - J 2011</b>	<b>Q #5 J - S 2011</b>	<b>Q #6 O - D 2011</b>	<b>Q #7 J - M 2012</b>	<b>Q #8 A - J 2012</b>
Contract/ Environmental Review	X							
Reporting		X	X	X	X	X	X	X
Identify structures for removal	X	X						
Matching funds	X	X	X	X	X			
Review and hire prospective contractors				X	X			
Permits for demolition				X				
Demolish structures					X	X		
<b>Project Completed:</b>							X	

**Planning Grant Application --- Program Budget**

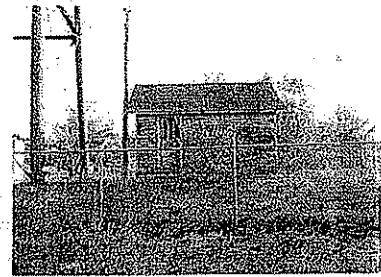
<b>Cost Category</b>	<b>CDBG Funds</b>	<b>Municipal Funds</b>	<b>Other Funds</b>	<b>Total</b>
<b>Consultant Services</b>	\$25,000			\$25,000
<b>Advertising</b>				
<b>Public Meetings</b>				
<b>Printing</b>				
<b>Mailings</b>				
<b>Other</b>				
<b>1. Salaries</b>			\$4,000	\$4,000
<b>2. Transportation</b>			\$250	\$250
<b>3. Volunteers</b>			\$1,000	\$1,000
<b>4.</b>				
<b>Total Costs</b>	\$25,000		\$5,250	\$30,250



1-A



1-B



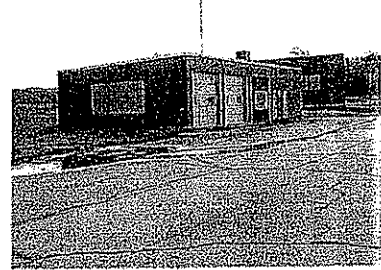
1-C



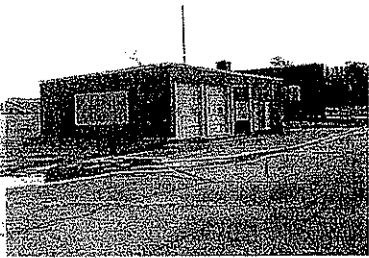
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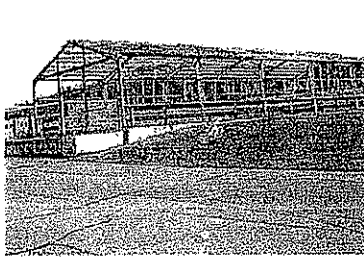
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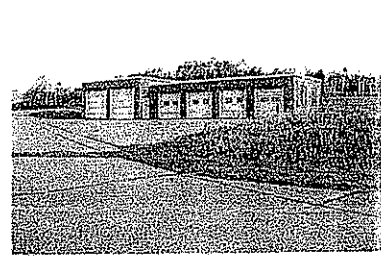
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5



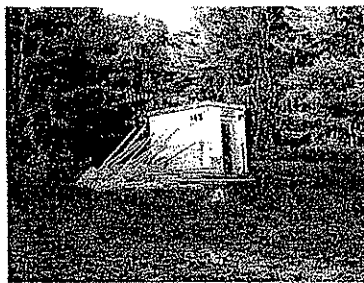
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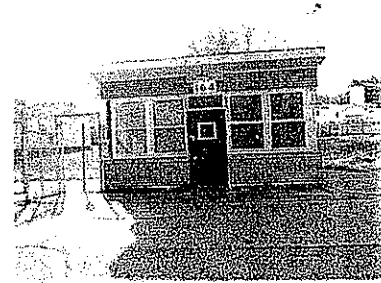
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