

Eastern Fine Paper Mill – Development Goals and Community Impact

Preservation

- Niemann Capital will preserve the Eastern Fine Paper Mill in Brewer, ME according to the standards set forth by the U.S. Secretary of the Interior's Standards for Rehabilitation.
- Adaptive re-use of the mill will preserve a landmark in the community and sustain a sense of place for residents and visitors.

Quality of Life/Neighborhood

- The project will be developed as a mixed-use community. Office, Retail, and Residential will combine for a sustainable neighborhood where residents, employees, and visitors can live, work and play.
- The Eastern Fine Paper Mill will be a mixed-income neighborhood so that residents of many different income levels and employment backgrounds are welcome.
- The waterfront will be developed in a way that encourages recreation and enjoyment of the Penobscot River.

Environmental Sustainability

- The Eastern Fine Paper Mill has significant environmental contamination which will be remediated in cooperation with state and federal agencies.
- The developer will explore a LEED rating from the USGBC and use design and building techniques consistent with low environmental impact.
- Niemann Capital believes in using sustainable and environmentally friendly energy sources where available.

Economic Development

- The Eastern Fine Paper Mill will grow the tax base of Brewer, Maine.
- The Mill will become a destination for residents and visitors to Brewer with new residential, retail, and recreation options.
- The Eastern Fine Paper Mill will provide a residential option not typically available in the Brewer area which will attract new residents to the community.
- The Mill redevelopment will create a significant number of jobs for the area.

Workforce Development

- Niemann Capital will work with local officials on a program to recruit and provide jobs for local qualified residents and companies during the construction phase where possible.

Niemann Capital

Niemann Capital was formed in 1994 and is a Durham, NC based community development company specializing in the adaptive reuse of historic urban properties. Tom Niemann is president of Niemann Capital and has a strong vision for improving the quality of life in urban communities through residential and mixed-use development that will serve as a catalyst for urban revitalization and creation of a "24-hour city."

Niemann Capital is committed to working with the communities it serves to ensure that landmark structures are restored in a way that preserves and enhances the aesthetic and historic character of the area while breathing new life into the community through pedestrian oriented residential and mixed-use neighborhoods.

In 1995 Tom Niemann joined with Brian Davis and Christian Laettner to form Blue Devil Ventures, LLC. Blue Devil Ventures is based in Durham and is working on the development of West Village; the largest certified historic rehabilitation project in the state of North Carolina. Tom served as the Managing Partner of Blue Devil Ventures for over 10 years and now is focusing almost exclusively on Niemann Capital's initiatives.

Niemann Capital's business is driven by a triple bottom line approach: Historic Preservation, Environmental Sustainability and Community Equity. Niemann Capital adaptively reuses historic structures in a way that is good for the environment while undergoing an inclusive community input process to build an economic driver that is organic to the area.

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