



## *Eastern Fine Paper Redevelopment*

January  
2004

Eastern Fine Paper Mill closes.

City of Brewer acquires EFP mill site as part of the bankruptcy settlement. South Brewer Redevelopment, LLC formed.

May  
2004

SBR, LLC works with DEP and EPA to remove bulk chemicals and petroleum products from site, then undertakes first environmental assessment.

Summer/  
Fall 2004

SBR, LLC leads over 100 tours for interested businesses, manufacturers, developers, and government officials.

Public meetings and tours held to gather public input into reuse of mill. Meetings lead to the “community within a community” concept. Residents express the desire to combine living, working, shopping, entertainment, and recreation in one facility.

Six development firms are invited to submit proposals for redevelopment.

February  
2005

Selected Stern Real Estate Services as tentative developer. Plan included rehabbing most of the existing buildings, maintaining the historic character of the site, and reuse including restaurants, high-end condos and market rate apartments, bars, niche retail stores, a public market, artist studio space, and possibly an ice rink.

Spring  
2005

Awarded \$350,000 EPA Brownfield Assessment grant to further assess environmental areas of concern at the site.

Summer  
2005

Awarded \$3.55 million federal earmark for transportation improvements related to the site, including Route 15, marina development, and multimodal transportation needs.

Fall 2005

SBR, LLC and Stern meet with more than 100 local businesses interested in the mill.

Awarded \$325,000 federal earmark for rehab that will assist in moving City Hall to the former EFP Administrative Building. Began work on Voluntary Remediation Action Program.

Third environmental assessment contract awarded, work begins. SBR, LLC begins removing equipment such as paper machines and demolishing outbuildings.

November  
2005

Decision is made by SBR, LLC not to renew tentative developer status of Stern Real Estate.

March  
2006

Second RFP issued. Detailed environmental assessment underway, detailing Areas of Concern and outlining preliminary cost estimates for remediation.

Summer  
2006

\$1.2 million in EPA Brownfields Funding received for clean-up and remediation. Total public funding received to date: \$6.22 million.

July  
2006

Niemann Capital selected as exclusive developer. Negotiations begin on pre-purchase and sale agreement.

August  
2006...

After reaching a pre-purchase and sale agreement and outlining the terms of the development, Niemann Capital and South Brewer Redevelopment will begin a due diligence period through June 2007. Environmental remediation will begin, along with further structural and market analysis to determine the best combination of uses for the space. Occupancy is tentatively expected to take place in 2009—2010.



*For more information about EFP, contact South Brewer Redevelopment, LLC*

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