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Reuse and the Benefit to Community A Beneficial Effects Economic Case Study for Loring Air Force Base Superfund Site

Introduction

Built just after World War II, Loring Air Force Base in northeast Maine was one of the U.S. Air Force's Strategic Air Command's largest bases for more than four decades. Base operations contaminated the site's soils, groundwater, surface water and sediments with hazardous substances and petroleum products. Extensive cooperation and collaboration among the U.S. Air Force, EPA, the Maine Department of Environmental Protection, the Loring Development Authority (LDA), developers and the local community resulted in the cleanup and redevelopment of the former base property. Federal and state cooperation enabled expedited cleanup of many of the site's areas and allowed quicker redevelopment to offset economic losses from the base's closure. State of Maine funding mechanisms also helped to finance initial infrastructure improvements to facilitate base redevelopment.

Superfund site restoration and reuse can revitalize local economies with jobs, new businesses, tax revenues and local spending. Cleanup may also take place while continued land uses, such as residences or recreation, remain active on site. Today, the site supports a wide range of commercial, industrial, recreational, ecological and residential uses as well as renewable energy projects. The site is now home to the Loring Commerce Centre, a commercial and industrial business park, as well as the Aroostook National Wildlife Refuge and Limestone Country Club Golf Course. A former base residential housing complex serves as a local housing option for the community. This case study explores Loring Air Force Base's cleanup and reuse, illustrating the beneficial effects of Superfund redevelopment.

Beneficial Effects

Site businesses employ about 822 people. They provide estimated annual employment income of over \$29 million and generate over \$11 million in annual sales revenues.

Site properties are currently valued at over \$6 million and generated nearly \$70,000 in annual property tax revenues.

Recreational and ecological resources on site include Aroostook National Wildlife Refuge and Limestone Country Club. A renewable energy project is also located on site.

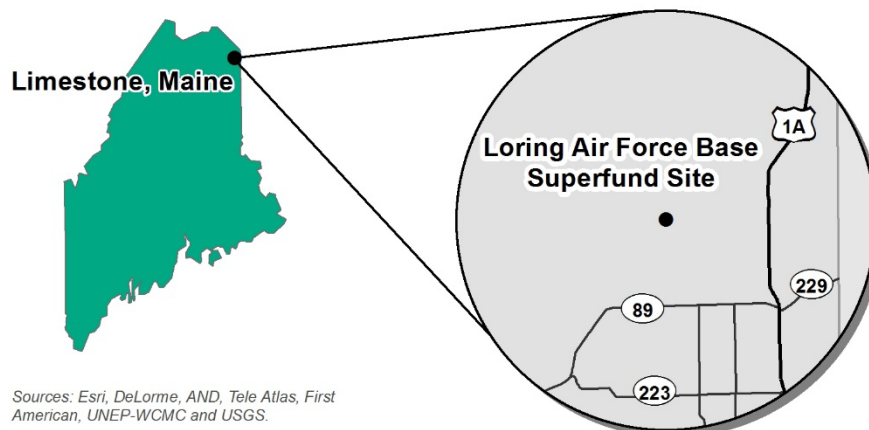


Figure 1. The site's location in Limestone, Aroostook County, Maine.

Site History

The site covers about 9,000 acres in Limestone, Aroostook County, Maine. Forested and agricultural lands surround the site to the east, west, north and south. Current site features include commercial and light industrial buildings and associated parking areas, an active aviation runway, a golf club, a national wildlife refuge, residential areas, and unoccupied buildings. According to the 2017 U.S. Census population estimate, about 68,000 people live in Aroostook County.¹

Constructed in the late 1940s, Loring Air Force Base was originally built to support long-range bomber aircraft for the U.S. Air Force's Strategic Air Command. Principal base operations included aircraft maintenance, refueling, munitions storage and maintenance, and flightline operations. Many of these operations required the handling, storage or disposal of hazardous substances and petroleum products. Through accidental spills, leaks in fuel supply piping, landfilling operations, and aircraft maintenance operations, hazardous substances and petroleum products were released into the environment. The contaminants affected soils, groundwater, surface water and sediments on portions of the former base. As part of the Department of Defense's Installation Restoration Program, the U.S. Air Force initiated activities in 1984 to identify and evaluate former disposal or spill sites containing hazardous substances and petroleum products. As a result of these investigations, EPA placed Loring Air Force Base on the Superfund program's National Priorities List in 1990.

Air force operations continued until September 1994, when the base was closed under the Defense Base Realignment and Closure Act. During its operations, Loring Air Force Base was the second-largest airfield in the U.S. Air Force Strategic Air Command.

Site Cleanup

The U.S. Air Force, EPA and the Maine Department of Environmental Protection entered into a Superfund Federal Facility Agreement (FFA) in January 1991 and updated it in 1993 and 1995. The agreement provides a framework and timetable for site investigations and cleanup. In 1994, a program review was conducted as part of a fast-track federal cleanup initiative for closing military bases. Recommendations included performing early actions at sites where human health and environmental risks were well-defined, which helped to set the stage for expediting cleanup actions. The site's FFA established 15 operable units to address contamination in site soils, groundwater, surface



Figure 2. A missile on display at the former Air Force base.



Figure 3. Landfill Cover No. 2, part of the site's final remedy.

¹ https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.

water and sediment. Each operable unit had its own remedial investigation and feasibility study; investigations began in January 1991 and finished in September 1999. While deciding on cleanup plans for each operable unit, the U.S. Air Force, EPA and the Maine Department of Environmental Protection considered future land use priorities identified for each part of the site. EPA selected the first part of the site's final remedy in the site's April 1994 Record of Decision (ROD). Since then, 11 other RODs have been issued for remaining operable units. The last ROD was finalized in September 1999.

The U.S. Air Force performed major cleanup actions from February 1995 to March 2001. It also led additional cleanup actions, as needed, after that; the most recent action took place in 2015. Early cleanup actions included the removal and off-base disposal of low-level radioactive waste from storage areas, consolidation and capping of contaminated landfill areas, closure of landfill areas with limited contamination, excavation and capping of certain storage areas, excavation and consolidation of contaminated soils and sediments, in-place treatment of residual contaminated soils, land use controls to restrict groundwater use, long-term environmental monitoring and Superfund-required five-year reviews.

Site Transformation

After the base closure, Limestone's population fell 76%, from almost 10,000 people to just over 2,000 people, from 1990 to 2000. According to the State of Maine's planning office, 19% of the regional economy was connected to Loring Air Force Base.² Recognizing the significant economic impact of the base closure on the surrounding community, the U.S. Air Force, EPA and the State of Maine made it a priority to support and facilitate redevelopment. Chartered by the Maine state legislature in 1993, the LDA was the sole reuse authority for acquiring Loring Air Force Base property and guiding its redevelopment. At this early stage of reuse planning, several redevelopment options were considered. Based on this information, the LDA decided to commission

a more detailed reuse plan for the site. Following extensive community outreach and information gathering, the Loring Air Force Base Reuse Plan was published in 1995. It called for mixed-use redevelopment – an educational core surrounded by commercial office and retail uses (the Loring Commerce Centre) as well as industrial and aviation-related areas. It also called for a small residential area and set aside land for recreation and open space/land conservation.

In 1997, the LDA received a 55-year lease for the former Loring Air Force Base property, pending U.S. Air Force environmental investigations and cleanup. In 2001, the U.S. Air Force transferred to the LDA a majority of the former base area – clean areas as well as areas where environmental issues had been resolved. In 2004, the LDA received the remaining property from the U.S. Air Force. In total, the LDA received ownership of over 9,000 acres of land. The LDA now had the task of turning the Loring Air Force Base Reuse Plan into reality. To make it possible,



Figure 4. This aircraft hangar on site was once one of the largest in the United States. Source: Image used with permission of the LDA.

² <https://web.archive.org/web/20110608120837/http://www.dailyfinance.com/2010/08/19/limestone-maines-long-road-to-recovery-after-the-loss-of-loring>.

several funding mechanisms were essential for creating the additional infrastructure needed for the mixed-use project. The first was a general state funding appropriation for initial infrastructure improvements. As businesses started to locate on site, a second tool – called a gainsharing program – was a unique mechanism created in conjunction with the State of Maine. As jobs were created at the Loring Commerce Centre, half of the state income taxes generated by those jobs went to the LDA to fund development and infrastructure-related activities.

With funding in place for initial infrastructure improvements, the LDA's next task was marketing the site to attract businesses. The U.S. Department of Defense's Office of Economic Adjustment and the Economic Development Authority

provided grant funding that could be used for marketing activities. The LDA developed marketing strategies and outreach materials and LDA staff met with representatives from prospective businesses. During the meetings, LDA staff emphasized the site's location, infrastructure and highly competitive pricing. The LDA also highlighted available state tax incentives for businesses creating new jobs and for industries in high demand.

After gaining the interest of several companies, the LDA needed to address perceived liability concerns of prospective businesses about potential development on a Superfund site. Several companies expressed concern that if they were to locate on site, they could be liable for contamination in the future and would have to pay to clean up that contamination simply because of their presence on a Superfund site. The LDA addressed these concerns with several tools. First, EPA provided the LDA with a comfort letter explaining that businesses locating on site would not face financial liability for historical contamination caused by the U.S. Air Force. Second, the LDA stressed that the site fell under Section 330 of the 1993 National Defense Authorization Act. This section provided federal government compensation to businesses for any harm or loss incurred because of historical air force contamination. Third, the LDA emphasized that the U.S. Air Force has a legal obligation at the site to address any air force operations-related contamination, now or in the future.

*Comfort Letters**

Since 1996, EPA has issued comfort/status letters to interested parties to help address liability concerns associated with contaminated, potentially contaminated and formerly contaminated properties. While 2002 amendments to federal Superfund law helped address many potential liability concerns at Superfund sites, EPA found that many parties interested in acquiring these properties for reuse and redevelopment sought additional clarity regarding site conditions, cleanup status and any potential associated liabilities or protections.

Comfort letters communicate key information that EPA has about a property's conditions, its cleanup status, and any potential associated liabilities or protections so a party can make a more informed decision regarding the purchase, lease or redevelopment of the property.

**Source: 2015 EPA Revised Guidance on the issuance of Superfund Comfort/Status Letters*



Figure 5. The entrance to Loring Commerce Centre.

Beneficial Effects

Today, land uses at the former air force base include commercial and industrial businesses, organizations, natural and recreation areas, residential areas, and a solar farm. Businesses that operate at the site bolster the local economy and help generate local and state tax revenues. The U.S. Department of Defense also operates a Defense Finance and Accounting Services Office on site. This section describes the beneficial effects of continued use and redevelopment activities at the site.

Table 1. Site Business/Economic Summary Information (2007-2016/2017)^a

Federal Facility	Businesses	Total Employees	Total Annual Employment Income (2017)	Total Annual Sales	Total Market Value Land & Improvements	Total Property Tax (2016)
Loring Air Force Base	36	822	\$29 million	\$11 million	\$6,010,850	\$69,393

^aSee the Technical Appendix for more details.

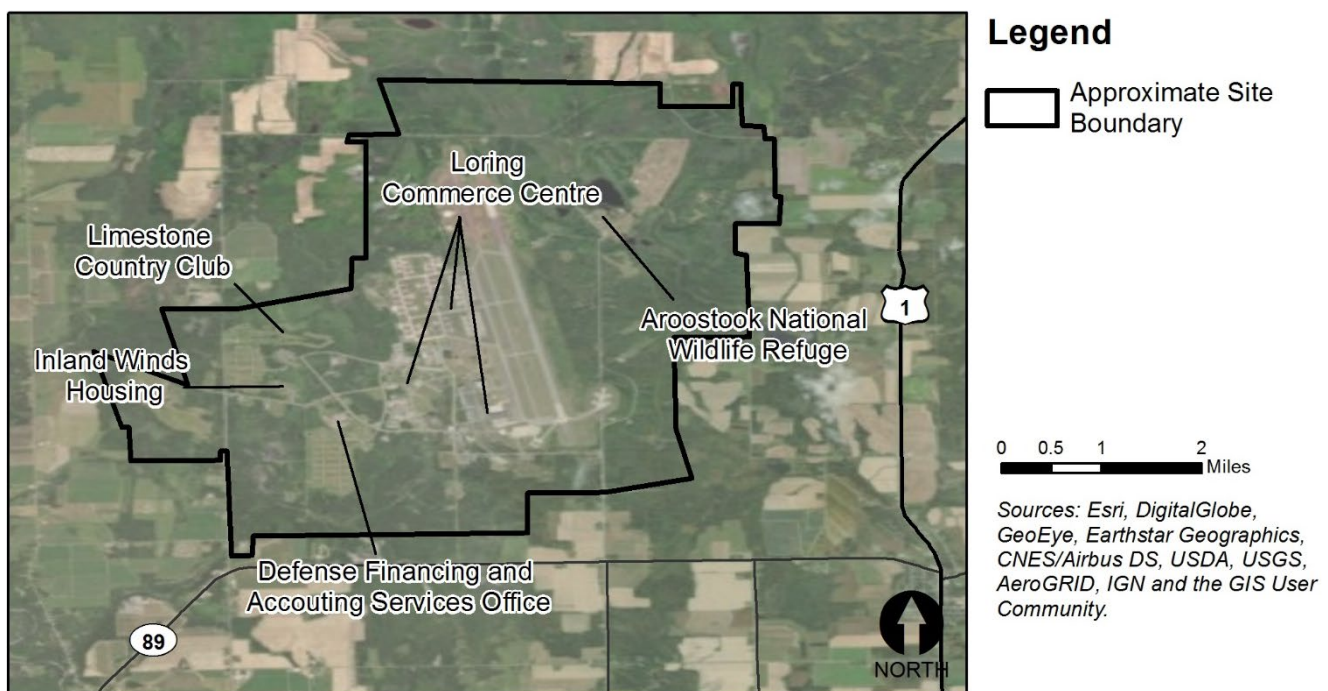


Figure 6. The site and the current locations of various land uses on site.

Commercial/Industrial Use

The former base area is now home to 36 commercial and industrial businesses and other organizations, including the U.S. Department of Defense's Defense Finance and Accounting Services Office. They also include a motorcycle supply company, a furniture manufacturing company and a museum. Together, the businesses and organizations employ over 800 people and provide over \$29 million in annual employee income. In 2017, combined annual sales revenues generated over \$11 million. Some of the businesses and offices operating on different parts of the site and associated beneficial effects are highlighted below.

U.S. Department of Defense (Defense Finance and Accounting Services Office)

This office provides finance and accounting services for the U.S. Air Force, the U.S. Air Force Reserve and the U.S. Air National Guard. Services include appropriated funds accounting and reporting, working capital funds accounting and reporting, accounts payable, and accounts receivable. In 2017, the office provided over \$17 million in estimated annual income.

Loring Job Corps Center

Administered by the U.S. Department of Labor under Title I-C, the Loring Job Corps Center helps young people ages 16 to 24 improve their lives through career technical and academic training. Training is provided at no cost to the trainees. In 2017, the center provided nearly \$8.5 million in estimated employee income.

D.R. MacDonald Enterprises

This furniture manufacturer operates out of a 20,000-square-foot facility on site. In 2017, the company had sales of over \$3.5 million.

Graphic Utilities

Founded in 1989, this business manufactures inkjet inks for industrial, specialty and desktop business segments. Its mission is to develop innovative, high-quality inks using thermal inkjet technology. In 2017, the company had sales of \$2.5 million and provided over \$400,000 in estimated employee income.



Figure 7. The Defense Finance and Accounting Services Office operates out of a 142,000-square-foot facility on site.



Figure 8. The entrance to the Loring Job Corps Center on site. The national Job Corps Center program was founded in 1964.



Figure 9. The LDA operates out of this building.

Loring Development Authority (LDA)

Chartered in 1993 by the Maine State Legislature, the LDA manages all redevelopment-related activities at the Loring Commerce Centre. The LDA has municipal authority to designate areas of the former base property for specific land uses. In 2017, the organization had sales of \$3 million and provided nearly \$650,000 in estimated annual income.

British Cycle Supply Company of Loring

This company is an importer and warehouse distributor of parts and accessories for classic British motorcycles. It has been in business for over 40 years and operates a distribution warehouse at the Loring Commerce Centre. In 2017, the warehouse provided nearly \$50,000 in estimated annual income and had sales of nearly \$300,000.

Loring Military Heritage Center

This facility aims to preserve the history and legacy of Loring Air Force Base through education and museum exhibits. The museum highlights artifacts from the former air force base as well as histories and testimonies from people who lived and worked on site.

Natural Areas and Recreation

The site's 1995 reuse plan included recreation areas as well as open space and natural areas. Today, these uses include Aroostook National Wildlife Refuge and Limestone Country Club.

Aroostook National Wildlife Refuge

In 1998, thousands of acres of the former base property were transferred from the U.S. Air Force to the U.S. Fish & Wildlife Service for use as a wildlife refuge. This refuge, Aroostook National Wildlife Refuge, covers 7,750 acres in northern Maine; the refuge also manages more than 2,500 acres of conservation easements in areas not located on the former base. Immediately after the establishment of the refuge, extensive restoration work followed. Today, the refuge conserves and protects a diverse array of native wildlife habitats and species, educates visitors about the refuge and native wildlife and highlights the benefits of land conservation. It is the northernmost national wildlife refuge in the northeast United States.³



Figure 10. The Loring Military Heritage Center operates out of this building.



Figure 11. Entrance to Aroostook National Wildlife Refuge.



Figure 12. Wildflowers at Aroostook National Wildlife Refuge.

³ <https://www.fws.gov/refuge/Aroostook/about.html>.

The refuge is known for an abundance of boreal bird, mammal, reptile, amphibian and rare plant species. Animals found in the refuge include spruce grouse, bay-breasted warblers, bald eagles, moose, beaver, lynx, otters and coyotes. Visitors view wildlife through two viewing blinds as well as by accessing 13 miles of designated hiking trails. Refuge staff and volunteers often lead bird walks, owl surveys and vernal pool walks. The refuge's 3-mile auto tour route provides additional access options for visitors. The Madawaska River also flows through the refuge, providing visitors with opportunities for canoeing and kayaking; a new boat launch under development will provide easier access for small boats. During the winter, refuge staff groom over 7 miles of trails for cross-country skiing and snowshoeing.⁴ In 2017, the U.S. Fish & Wildlife Service and the Friends of Aroostook National Wildlife Refuge organization provided nearly \$250,000 in estimated annual income.

Benefits of Green Space at Superfund Sites

Open green spaces at Superfund sites can be used to support a wide range of reuse activities, including recreational, ecological and agricultural uses. Careful planning can enable the integration of green spaces into site cleanup plans, resulting in the transformation of contaminated properties into valuable community assets. Green spaces are integral components of sustainable communities – they can help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces at once-contaminated properties can serve to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also help mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion. Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreation activities can include outdoor recreation spending and public cost-savings related to healthcare and infrastructure. Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community. To learn more, see EPA's Green Infrastructure: Thinking Regionally website at <https://www.epa.gov/superfund-redevelopment-initiative/green-infrastructure-thinking-regionally> and EPA's Smart Growth website at <https://www.epa.gov/smartgrowth>.

⁴ https://www.fws.gov/refuge/Aroostook/visit/visitor_activities.html.

Limestone Country Club

Located on the eastern portion of the former air force base, Limestone Country Club offers year-round recreation opportunities for its members and guests. During the spring, summer and fall, the country club offers a 9-hole golf course and hosts several golf tournaments. It also hosts weddings and banquets as well as scavenger hunts, hayrides and an annual October Fest. The club is part of the Maine Snowmobile Trail System; during the winter, people snowmobile on the grounds. The club also offers indoor events and social activities such as cribbage and card games.⁵ In 2017, it provided nearly \$300,000 in estimated annual income.

Other Recreation Opportunities

Soon after the closure of Loring Air Force Base and the LDA's efforts at the site, a campground near a manmade lake opened to the public. In 2006, the LDA decided to sell the campground property and lake to a developer. Since buying the property, the developer has subdivided the land and plans to build seasonal cottages for recreational and vacation use.

Residential Use

At the time of the base closure, about 1,400 homes and apartment units were located on site – families of military members lived in these facilities when the base was operational. The LDA removed most of these residential facilities, creating space for other land uses. One 50-unit area – Inland Winds Housing – remains on site. The residential area is located near the country club on the western portion of the former base area.

Solar Energy and Renewable Energy Projects

A solar farm is located at the intersection of Georgia Road and Taft Road. The installation is part of a pilot project by Loring Energy Projects, which is exploring three renewable energy project opportunities at the site. First, the company is developing plans for a 100-megawatt solar project at the Loring Commerce Centre. In 2016, the LDA reached a lease agreement with Ranger Solar for the potential installation of the solar facility. Second, the Maine Power Express project plans to build a transmission line from Haynesville in Southern Aroostook County to Boston to bring wind power from northern Maine to southern New England. Finally, the LDA acquired a 185-mile pipeline corridor with a jet fuel pipeline leased to Bangor Natural Gas, which has



Figure 13. The clubhouse at Limestone Country Club.



Figure 14. Housing at the Inland Winds Housing development.



Figure 15. Loring Energy Projects runs a solar panel pilot project onsite.

⁵ <http://bangordailynews.com/2015/07/01/news/aroostook/limestone-country-club-has-new-owner>.

successfully converted portions of the pipeline for natural gas transmission. In the future, this line could deliver natural gas to the site and surrounding areas.

Looking Forward – Further Development Opportunities

According to Carl Flora, the LDA's president and CEO, a new round of development is needed and the LDA is actively seeking out further site redevelopment opportunities. A newly formed company, Loring Industries, recently moved on site and is looking to expand its light vehicle manufacturing capabilities. Mr. Flora continues to seek additional redevelopment opportunities. The LDA is currently marketing site areas as opportunities for aircraft repair and maintenance facilities, aviation and logistics operations, and manufacturing facilities.



Figure 16. Aerial view of the site. Source: LDA, image used with permission of the LDA.

Property Values and Tax Revenues

On-site properties help generate property tax revenues that support local government and public services. Today, site properties have a combined value of over \$6 million. In 2016, site properties generated nearly \$70,000 in total property tax revenues. On-site businesses also generate tax revenues through the collection of sales taxes, which support state and local governments.⁶

“We appreciate the conscientious efforts of the Air Force, EPA and the Maine Department of Environmental Protection in assuring that the environmental cleanup process was thorough and ran smoothly with minimal, if any, disruption of redevelopment activities. Current and future property users will benefit from the ability to enjoy their property to its fullest potential, thereby assuring the maximum benefit to the broader community.”

– Carl Flora, LDA president and CEO

⁶ The Maine sales tax rate is 5.5 percent. There are no city or county sales taxes in Maine. For more information, see <https://www.maine.gov/revenue/salesuse/salestax/SalesTaxRates.html>.

Conclusion

Collaboration and cooperation among the U.S. Air Force, EPA, the Maine Department of Environmental Protection, the LDA, developers and the local community have been vital to the successful cleanup and beneficial reuse of the Loring Air Force Base Superfund site. Carefully designed cleanups have protected public health and the environment while also taking redevelopment considerations into account. The U.S. Air Force, EPA and the Maine Department of Environmental Protection also expedited cleanup actions so redevelopment could happen more quickly, helping to offset the loss of jobs resulting from the base's closure. State funding and tools including a gainsharing program helped make redevelopment a reality, initiating the development of the Loring Commerce Centre.

Today, site uses include commercial, industrial, recreational, ecological and residential areas as well as renewable energy projects. The U.S. Department of Defense also headquarters its Defense Finance and Accounting Services Office on site. On-site businesses support local economic growth, providing over 800 jobs and over \$29 million in estimated annual employee income. In 2017, on-site businesses generated over \$11 million in sales revenues. Closure of the Loring Air Force Base was a major blow to the local economy through the loss of the community's largest regional employer. However, the consideration of future uses throughout the cleanup of the Loring Air Force Base Superfund site has helped prime the property for continued redevelopment and revitalization of the local economy.



Figure 17. United States, Maine and Loring Commerce Centre flags flying on site.

*For more information about EPA's Superfund Redevelopment Initiative, visit:
<https://www.epa.gov/superfund-redevelopment-initiative>.*

*For information on the cleanup and reuse of Federal Facility sites, visit:
<https://www.epa.gov/fedfac>*

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Reuse and the Benefit to Community Loring Air Force Base Superfund Site

Technical Appendix

Employment Information for On-Site Jobs

EPA obtained the data included in this appendix directly from reputable sources and reported the data as presented by those sources. Information on the number of employees and sales volume for on-site businesses came from the Hoovers/Dun & Bradstreet (D&B) database.¹ EPA also gathered information on businesses and corporations from D&B. D&B maintains a database of 300 million businesses worldwide.

When Hoovers/D&B database research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceUSA database.² These databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates.

Wage and Income Information for On-Site Jobs

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for businesses at the Loring Air Force Base Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in Cumberland County. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the selected businesses at the Loring Air Force Base Superfund site, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

¹ <http://www.dnb.com>.

² <http://resource.referenceusa.com>.

Table A-1. Loring Air Force Base Superfund Site: Information for On-Site Organizations and Businesses

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
Aptim Corp.	541330	Engineering Services	NA	\$1,149	\$59,748	NA	NA
Army National Guard	921120	Legislative Bodies	5	\$547	\$28,444	\$142,220	NA
Aroostook Band of Micmacs	921150	American Indian and Alaska Native Tribal Governments	NA	\$735	\$38,220	NA	NA
Bangor Gas Company	221210	Natural Gas Distribution	NA	\$1,506	\$78,312	NA	NA
Bigelow Aerospace	927110	Space Research and Technology	NA	\$2,357	\$122,564	NA	NA
British Cycle Supply Company Loring	452319	All Other General Merchandise Stores	2 ^e	\$430	\$22,360	\$44,720	\$273,000 ^e
County Environmental Engineering	541330	Engineering Services	NA	\$1,149	\$59,748	NA	NA
D.R. MacDonald Enterprises, Inc.	337127	Institutional Furniture Manufacturing	20 ^e	\$973	\$50,596	\$1,011,920	\$3,558,000 ^e
Employment and Training Administration (Loring Job Corps Center)	923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)	125	\$1,299	\$67,548	\$8,443,500	NA
Equine Management	NA	NA	NA	NA	NA	NA	NA
Fish & Wildlife Service, United States	924120	Administration of Conservation Programs	1	\$1,131	\$58,812	\$58,812	NA
Frontier Transport	484230	Specialized Freight (except Used Goods) Trucking, Long-Distance	NA	\$848	\$44,096	NA	NA
Graphic Utilities, Inc.	325910	Printing Ink Manufacturing	11	\$703	\$36,556	\$402,116	\$2,500,000

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
Inland Winds Property Management	531110	Lessors of Residential Buildings and Dwellings	NA	\$488	\$25,376	NA	NA
Lattice Technology Group, Inc.	541330	Engineering Services	3	\$1,149	\$59,748	\$179,244	\$600,000
Limestone Country Club	813410	Civil and Social Organizations	20 ^e	\$257	\$13,364	\$267,280	NA
Limestone Water & Sewer District	924110	Administration of Air and Water Resource and Solid Waste Management Programs	NA	\$1,149	\$59,748	NA	NA
Loring Applied Technology Center	531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	2	\$272	\$14,144	\$28,288	\$271,000
Loring Development Authority of Maine	237210	Land Subdivision	10	\$1,243	\$64,636	\$646,360	\$3,000,000
Loring Bioenergy, LLC	2211	Electric Power Generation, Transmission and Distribution	2	\$1,775	\$92,300	\$184,600	\$168,000
Loring Industries, LLC	336112	Light Truck and Utility Vehicle Manufacturing	1	\$1,462	\$76,024	\$76,024	\$88,000
Loring International Airport	488119	Other Airport Operations	NA	\$1,293	\$67,236	NA	NA
Loring Military Heritage Center	712110	Museums	NA	\$571	\$29,692	NA	NA
New England Kenworth (TRP Truck Parts)	441310	Automotive Parts and Accessories Stores	4	\$551	\$28,652	\$114,608	\$251,000
Pineland Farms Natural Meats	112990	All Other Animal Production	NA	\$484	\$25,168	NA	NA

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2017) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Employee Income ^d	Annual Sales (2017) ^b
Pioneer Broadband	517110	Wired Telecommunications Carriers	NA	\$1,369	\$71,188	NA	NA
Rideout Enterprises	561720	Janitorial Services	NA	\$317	\$16,484	NA	NA
Rotary Club of Limestone	813410	Civic and Social Organizations	NA	\$257	\$13,364	NA	NA
S.W. Collins	337212	Custom Architectural Woodwork and Millwork Manufacturing	NA	\$946	\$49,192	NA	NA
SFE Manufacturing	333241	Food Product Machinery Manufacturing	NA	\$1,190	\$61,880	NA	NA
Straightline Fencing	238990	All Other Specialty Trade Contractors	NA	\$730	\$37,960	NA	NA
The Bunker Inn	721110	Hotels (except Casino Hotels) and Motels	NA	\$471	\$24,492	NA	NA
The Friends of Aroostook National Wildlife Refuge Inc	561990	All Other Support Services	12	\$302	\$15,704	\$188,448	\$369,000
Transatlantic Orthopedic Foundation	813211	Grantmaking Foundations	NA	\$1,398	\$72,696	NA	NA
United States Department of the Air Force (Air Force Real Property Agency)	928110	National Security	4	\$970	\$50,440	\$201,760	\$219,000
US Defense Department (Defense Financing and Accounting Services)	921120	Legislative Bodies	600 ^f	\$547	\$28,444	\$17,066,400	NA
Total			822			\$29,056,300	\$11,297,000

^a NAICS code provided in the D&B database, unless otherwise noted.

^b Data are from the D&B database.

^c Average weekly wage per employee based on BLS 2017 Average Weekly Wage data.

^d Total annual employee income figures derived by multiplying “Number of Employees” by “Annual Wage (Mean Annual) per Employee.”

^e Data are from the ReferenceUSA database.

^f Employee number from the U.S. Department of Defense’s website: <https://www.dfas.mil/careers/PDFs/LimestoneSiteSheet.html>.

NA = not applicable. Many of the businesses listed do not have associated economic data, as they were not listed in the D&B database, the ReferenceUSA database or the Manta database.

Property Values and Local Tax Revenue Generated from Property Taxes

EPA obtained data on the most recently assessed values for property parcels at Loring Air Force Base Superfund site from 2007 to 2014 through contact with the Aroostook County Assessor’s Office. EPA also obtained 2016 property tax information for the site parcels.

Table A-2. Property Value and Tax Summary for Taxes Payable in 2016

Parcel ID No.	Total Market Value of Land and Improvements (2007-2014) ^a	Total Property Tax (2016)
31100110	NA	NA
31100113	NA	NA
31100220	NA	NA
021-018	\$82,800.00	\$0.00 ^b
021-018-A	\$39,500.00	\$0.00 ^b
021-018-B	\$18,100.00	\$414.49
03110NOLake	NA	NA
13-020E	\$19,400.00	\$0.00
17-010	\$30,600.00	\$0.00
20-002	\$91,800.00	\$0.00
20-004-1	\$6,500.00	\$157.63
20-004-10	\$23,200.00	\$562.60
20-004-11	\$5,000.00	\$121.25
20-004-12	\$5,500.00	\$0.00
20-004-13	\$5,500.00	\$133.38
20-004-2	\$6,000.00	\$945.50
20-004-3	\$6,000.00	\$145.50

Parcel ID No.	Total Market Value of Land and Improvements (2007-2014) ^a	Total Property Tax (2016)
20-004-4	\$7,000.00	\$169.75
20-004-5	\$7,000.00	\$169.75
20-004-6	\$7,000.00	\$169.75
20-004-7	\$7,200.00	\$174.60
20-004-8	\$6,500.00	\$157.63
20-004-9	\$6,000.00	\$0.00
20-005	\$123,100.00	\$2,985.18
20-006	\$352,200.00	\$0.00
20-007	\$104,600.00	\$0.00
20-008	\$2,177,000.00	\$52,792.25
20-009	\$13,700.00	\$332.23
21-003	\$282,100.00	\$0.00
21-003-1	\$22,400.00	\$0.00
21-003-2	\$402,600.00	\$0.00
21-003-3	\$389,700.00	\$0.00
21-003-4	\$589,200.00	\$0.00
21-003-5	\$559,500.00	\$0.00
21-003-6	\$7,400.00	\$0.00
21-003-6A	\$67,200.00	\$1,387.10
21-003-6B	\$45,300.00	\$856.03
21-003-6C	\$45,400.00	\$858.45
21-003-6D	\$52,450.00	\$0.00
21-003-6E	\$81,300.00	\$1,729.03
21-003-6F	\$79,600.00	\$1,930.30
21-003-6G	\$5,000.00	\$0.00
21-003-6H	\$5,200.00	\$0.00
21-003-6I	\$5,000.00	\$0.00
21-003-6J	\$81,400.00	\$1,973.95

Parcel ID No.	Total Market Value of Land and Improvements (2007-2014) ^a	Total Property Tax (2016)
21-003-6K	\$75,700.00	\$0.00
21-003A	\$4,200.00	\$0.00
21-003B	\$4,200.00	\$101.85
21-003C	\$4,200.00	\$101.85
21-003D	\$4,200.00	\$101.85
21-003E	\$4,200.00	\$0.00
21-003F	\$4,200.00	\$0.00
21-004	\$38,000.00	\$921.50
	\$6,010,850.00	\$69,393.40

^a Due to difficulties in contacting the Aroostook County Assessor's Office in 2018, property values are for the years 2007 to 2014.

^b Tax value from 2014.

NA = not applicable.