



## MEMORANDUM

**TO:** MRA Board

**FROM:** Annette Marchesseault, PLA *ARM*  
Project Manager/Redevelopment Specialist

**DATE:** August 16, 2021

**SUBJECT:** **Montana Rail Link (MRL) Property Remediation Plan (State Superfund Delisting) – 1930 South Avenue (URD III) – TIF Request**

At its December 17, 2020 meeting the MRA Board approved up to \$36,000 in TIF funds to supplement Brownfields Assessment Grant funds to complete a Montana Department of Environmental Quality (DEQ) Voluntary Cleanup Plan – Environmental Assessment (VCP-EA) for the Montana Rail Link Property located at 1930 South Avenue, as the first step in delisting the property from the Montana State Superfund list. The delisting process is being administered through the City's Department of Community Planning, Development & Innovation (CPDI), with assistance from MRA staff.

WGM Group, the consultant selected to complete the VCP-EA, submitted a final Draft VCP-EA to DEQ earlier this summer. CPDI and WGM believe the VCP-EA and asbestos inspection indicate the need for asbestos abatement in some of the on-site structures, and potentially some minor soil remediation. Response from DEQ is anticipated in September. The process with DEQ has been collaborative, and WGM and CPDI staff expect approval of the VCP-EA with minor modifications.

The final step for delisting the property is to prepare a Voluntary Cleanup Plan – Remediation Plan (VCP-RP), and to implement it to conduct site cleanup activities with DEQ oversight. Early this fall CPDI will select a consultant through a competitive process to prepare and implement the VCP-RP.

At the December 2020 MRA Board meeting staff noted that an EPA Brownfields Cleanup Grant would be sought for the VCP-RP, and TIF funds would be requested for a local match. The City subsequently received a \$327,000 EPA Brownfields grant to prepare the VCP-RP, complete cleanup, and finalize the delisting process. The grant requires a 17% local match.

WGM Group originally estimated that the cost of the VCP-RP would be approximately \$394,000. A 17% match of that amount is approximately \$67,000. Work on the VCP-EA indicates that the total project cost should be less than originally estimated. However, because State Superfund sites often present unexpected costs and challenges, CPDI is requesting approval for the entire match, but will make all attempts to keep costs as low as possible.

**RECOMMENDATION:** Staff recommends that the MRA Board approve up to \$67,000 in TIF funds as a local match for the City's EPA Brownfields Cleanup Grant to prepare a Montana DEQ Voluntary Cleanup Plan – Remediation Plan (VCP-RP), complete cleanup activities, and finalize delisting the Montana Rail Link Property located at 1930 South Avenue from the Montana State Superfund list, and direct staff to enter into a Memorandum of Understanding with the Department of Community Planning, Development & Innovation to complete the work.