

County Auction & Land Purchase

June 2014



West Bank LLC was the successful bidder at public auction to acquire the Former County Shop Complex.

Dialogue with MDEQ

2014 2016



MDEQ has repeatedly recommended entering into their Voluntary Cleanup and Redevelopment Act program. However, this would require the developers to access and remediate property within the 3rd Street Groundwater Site, which extends go well beyond the 12.5 acres that was the Former County Shop Complex. This is not legally or cost feasible.

Great Falls Development Authority Brownfield Program

August 2014



Through the Targeted Brownfield Assessment Program administered by EPA, GFDA requested funds for assessment for the Former County Shop's Property. This allowed GFDA to authorize Phase 1 Assessment for the Former County Shop Complex.

Submitted Corrective Action Plan to DEQ

March 2016



A revised Corrective Action Plan was submitted to the Petroleum Section at the MDEQ to continue remediation of petroleum contamination, which was based the previously approved CAP that Cascade County used to complete the first phase of cleanup. Multiple revisions have been made over the last few months, and we are awaiting approval on Wednesday 13-JUL-16.

2014 2016

MDEQ Petroleum Board Allocation and DNRC Grant

Release approved; petroleum board approved the allocation of funding, but it can't be accessed until the PCP release is cleaned up, because the petroleum and PCP contamination is commingled. There is also a DNRC grant for \$300k that was approved for PCP remediation, but it won't be authorized unless developers go through a voluntary cleanup program. Currently, there is \$1.3M allocated to support remediation efforts, but it is not accessible based on the legislative and administrative conditions placed on funding.

Dec 2015

Weston Solutions Contracted to Complete Phase 2 Assessment

GFDA contracted with Weston Solutions to perform a Phase 2 Environmental Assessment for Former County Shops Complex. The purpose of this assessment was to re-characterize the site by collecting, analyzing all site conditions. This enables developers to move forward with redevelopment of areas on the site with PCP contamination. Targeted completion is July 2016.

Recommendations

- Cost Recovery Methodology of VCRA Needs to Change
 - ✦ What are we getting by way of service for being taxpayers from MDEQ?
- When government allocations fail to deliver results on the ground...
 - ✦ 1.3M Allocated but Not Accessible Based Commingled Conditions
 - ✦ \$300k DNRC Grant was Specified to Be Used for Former County Shops Complex (First Allocation of \$300k did not require a VCP or VCRA, but was approved for remediation of soil contamination.)
- Changing Methodology for Approving Petroleum CAP (CECRA Established c. 1991)
 - ✦ Site Response and Petroleum Section(s) Working Together?

