

Moscow Brownfields Assessment - OLD DUMAS SEED SITE, Phase I & II - Site Eligibility, EPA Concurrence (BF-00J24101)

Terri Griffith [Griffith.Terri@epamail.epa.gov]

Sent: Thursday, January 26, 2012 9:01 PM

To: Jeff Jones

Cc: Steve Gill [Steve.Gill@deq.idaho.gov]; IDEQ [Steve.Gill@deq.idaho.gov]; IDEQ [Steve.Gill@deq.idaho.gov]

Importance:High

Dear Jeff -

Based on the information you have provided in the site eligibility outline dated 01.19.12, I concur that the following site appears eligible for Phase I and II Assessment under the City of Moscow Community-wide Brownfields Assessment Coalition Cooperative Agreement, BF-00J241-01:

“Old Dumas Seed” Site at 103 N. Almon Street, Moscow, Idaho 83843

Therefore, I concur with your request to use cooperative agreement (CA) funding for Phase I assessment at this site. I understand you wish to complete the Phase I Assessment in early February 2012 and proceed with a Phase II Assessment in early March 2012. Please let me know your plan and timing for addressing Quality Assurance, ESA, and NHPA requirements, so that we can coordinate our efforts in preparation for moving forward with the Phase II Assessment.

Please contact me with any questions, concerns, or if your schedule should change. I also look forward to hearing more once the activities have begun. Thanks for all of your efforts in moving these sites forward for assessment. Regards,
Terri

Terri Griffith
US EPA Region 10
Office of Environmental Cleanup
Brownfields Program
phone: (206)553-8511
fax: (206)553-0957
email: griffith.terri@epa.gov
website: <http://yosemite.epa.gov/R10/CLEANUP.NSF/sites/bf>

----- Forwarded by Terri Griffith/R10/USEPA/US on 01/26/2012 08:31 PM -----

From: Jeff Jones <jjones@ci.moscow.id.us>

To: Terri Griffith/R10/USEPA/US@EPA, "Steve.Gill@deq.idaho.gov" <Steve.Gill@deq.idaho.gov>

Date: 01/19/2012 02:16 PM

Subject: Revised Outline

Hi Terri,

After a conversation with Steve Gill, I have revised the attached outline to reflect only “Haz. Substances Commingled with Petroleum.” As such, no determination from IDEQ will be necessary for petroleum. Please replace the prior outline with this copy. Thank you. Jeff

Jeffrey B. Jones, AICP
Executive Director
Economic Development Specialist
Moscow Urban Renewal Agency
City of Moscow
206 E. Third Street
Moscow, Idaho 83843
<http://moscowura.com/>
<http://www.moscow.id.us/>

Office: 208-883-7007

Cell: 208-608-2472

FAX: 208-883-7018

TDD: 208-883-7019

[attachment "Revised eligibility_outline1.pdf" deleted by Terri Griffith/R10/USEPA/US]

From: Jeff Jones <jjones@ci.moscow.id.us>
To: Terri Griffith/R10/USEPA/US@EPA, "Steve.Gill@deq.idaho.gov" <Steve.Gill@deq.idaho.gov>
Cc: Jeff Jones <jjones@ci.moscow.id.us>
Date: 01/19/2012 01:49 PM
Subject: "Old Dumas Seed" Site: 103 N. Almon Street

Hello Terri and Steve:

Attached is the eligibility outline for the “Old Dumas Seed” site located in 103 N. Almon Street, Moscow, Idaho 83843.

This property was identified by the Moscow Area Coalition during the work plan process as a potential site for brownfield assessment.

The current owners are Rehistoric Wood Products, LLC out of Spokane, WA. They are in the process of deconstructing the wood structures on the site. The previous owner was ST Moscow LLC. According to the Secretary of State, this company is no longer doing business in Idaho (attached).

Existing Situation:

The current owners (Rehistoric Wood Products, LLC) plan to sell the property when deconstruction is complete. A developer in California has the property under contract and plans to develop a new infill housing project on the site. The developer recently negotiated a 90 day extension to complete the outstanding environmental assessments. About two months ago, the current owners declined participation in the city’s Brownfield project—but have since reconsidered and would like to access the grant.

Prior Reports

Due to the file size limitations here at the city of Moscow, **I am sending you the prior Terragraphics ESA Phase I through my personal FTP account.** You can download the report from the following URL

<https://files.me.com/jonesbag/lmwrs4>

I am also attaching the Asbestos Abatement contract completed by IRS on behalf of the property owners.

Anything you can do to expedite the review of this property would be greatly appreciated. Jeff

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[attachment "eligibility_outline1.pdf" deleted by Terri Griffith/R10/USEPA/US] [attachment "ST Moscow LLC.PDF" deleted by Terri Griffith/R10/USEPA/US] [attachment "Moscow Idaho Asbestos Abatement[1].pdf" deleted by Terri Griffith/R10/USEPA/US]