



City of Moscow, Idaho

Brownfields Coalition Assessment Grant - Project Extension Request – No Cost

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| Grantee | City of Moscow |
| Grantee Title | Greater Moscow Area Coalition |
| Assistance ID Number | BF-00J24101-3 |
| Grantee Point of Contact | Alisa Anderson, 208-883-7600, aanderson@ci.moscow.id.us |
| Current Grantee Period of Performance | 09/28/2015 — 09/30/2015 |
| End Date Requested | 09/30/2016 |

1. Financial Snapshot:

| Project Award | Expended Amount to Date 9/30/2015 | Remaining Balance as of 9/30/2015 | Remaining Balance on Current Task Orders as of 9/30/2015 | Remaining Balance after Obligated Task Orders as of 9/30/2015 | Estimated Task Orders 9/30/2015-9/30/2016 | Remaining Balance 9/30/2016 |
|---------------|-----------------------------------|-----------------------------------|--|---|---|-----------------------------|
| \$475,000 | \$423,549.63 | \$51,450.37 | \$5,494.19* | \$45,956.18 | \$45,956.18 | \$ -0- |

2. Estimated amount that will be unspent (no invoice in hand) by the end of the current period of performance (9/30/2015):

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| \$51,450.37 |
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3. Explain why the project cannot be completed within the current period; project site(s)/estimated date of completion/tasks at risk if an extension is not granted:

Since our last time extension request dated 9/10/2014, we have diligently continued to work with the Idaho Department of Environmental Quality (IDEQ) in the assessment and cleanup planning of the property located at 6th and Jackson Street in our current portfolio of brownfields sites. As detailed in the prior request, the Moscow Urban Renewal Agency (MURA) enrolled the 6th and Jackson property in the IDEQ Voluntary Cleanup Program (VCP) and executed a Voluntary Remediation Agreement in April 2014. Staff has been working with IDEQ on additional testing, completing data gap analysis and additional soil and groundwater testing followed by reports to include SAP/QAPP, restated Phase II ESA, and ABCA, and Remediation Work Plan in order to move forward with the cleanup of the property under Brownfields Cleanup Grant No. BF-00J81501-01. The cleanup work will begin in the next 30 days and is estimated to be completed prior to calendar year end 2015. During this time, staff did not know how much these additional assessment and cleanup planning activities would cost and whether we would have remaining funds to assess other properties or fund cleanup or area-wide planning.

As stated above, the remaining grant balance is \$51,450.37 with active task order work remaining of \$5,494.19* in petroleum substances funding budget for the Sharpe Oil property. Current task order work on that site includes testing for vapor pathways from soil and groundwater contamination and provide data to compare to IDAPA RUSLs to determine potential risks associated with any petroleum impacted soil and/or groundwater to local buildings. The data will be reviewed and the consultant will prepare an addendum to the previous Phase II ESA to include supporting information. The consultant will then also prepare an ASTM Phase I ESA Report to address AAI requirements for the site. The Phase I and II ESA reports are not yet complete and will not be without a time extension request.

Additionally, staff received a call from a commercial real estate agent on 9/24/15 requesting assistance with additional testing and assessment activities on the Dumas Seed site. This site is a key property previously assessed in the current portfolio and is now nearing completion of a two-year multiple building reclamation project. This is a property that needs our attention as soon as possible as the current property owner has a buyer that is proposing to construct a high-density residential project (HUD tax credit subsidized housing) and mixed use development on the site. In order for the current owner to meet the residential standards and HUD program requirements, the property may have to be entered into the IDEQ VCP to receive a convenient not to sue letter from IDEQ. The IDEQ staff has requested that testing be done on-site where the prior buildings were located. This activity would have been too dangerous and difficult to do when the site was previously assessed in 2012 under this assessment grant and at that time it was unknown when the dismantling and reclamation of the existing buildings on site would be complete. No the property owner has returned to us requesting additional assistance days before the closeout of the current award and the remaining funding should be sufficient to perform the tests and sampling, prepare reports and possibly assist with cleanup planning to meet the HUD residential standards for subsidized housing and/or the IDEQ VCP requirements.

4. Explain how you will ensure the project is completed within the extended period of performance:

Staff is working closely with the environmental consultants on the Sharpe Oil vapor sampling activities which were recently completed but it will take additional time for sample results to be returned, data to be analyzed and reports prepared. Originally the work was to be completed by 9/30/2015 but the project was delayed for several days in August due to extremely poor air quality in Moscow and the surrounding Palouse area from forest fires throughout the inland northwest region. We anticipate completing the remaining tasks by 11/15/15.

The Dumas seed site will need to be submitted to EPA for re-eligibility and staff will work closely with the property owner and IDEQ to complete the additional sampling and testing and possible cleanup planning in order to put the site back into productive reuse. This site is located adjacent to another site in the portfolio called the Dumas Spur which is owned by the City of Moscow and has developed into a neighborhood park to include the daylighting of the creek, playground, picnic area, grass, trees, and ten-foot wide sidewalks leading to existing multi-modal connections. The neighborhood park and the cleanup of the adjacent property will turn a slum and blighted area of Moscow into a new vibrant neighborhood spurring additional new development in an area where the adjacent properties consist mainly of multi-family units/apartments with residents who unfortunately fall within some of the city's highest poverty rates. We anticipate completing these project activities by June 30, 2016.