



Meeting Minutes Berkshire Brownfield Committee Meeting January 18, 2024

Committee Members Present: Sheila Irvin (SI); Nate Joyner (NJ); Chris Rembold (CR); Tom Matuszko (TM); Jim Byrne (JB); Mike Nuvalle (MN); Ben Lamb (BL); Kevin Pink (KP); Kevin Rayner (KR) and Coby Tarjick (CT).

Others Present: Caprice Shaw (CS), DEP; Rich Griffin (RG), MassDevelopment; Sal Perry (SP), GreylockWORKS; Claire Seizovic (CS), GreylockWORKS; Janko Tomasic (JT), Dalton; Tom Biolsi (TB) and Nicole Hudson (NH), Roux; Sarah DeStefano (SD), Weston & Sampson; and Melissa Provencher (MP), BRPC.

1. Call to Order & Open Meeting Law Statement

SI called the meeting to order at 12:00 pm and read the Open Meeting Law Statement.

2. Roll Call of Berkshire Brownfields Committee Members Attending the Meeting

SI conducted a roll call of Berkshire Brownfields Committee members.

3. Vote to Approve Minutes of the Berkshire Brownfields Committee Meeting of September 14, 2023

CR made a motion to approve the minutes of the Berkshire Brownfields Committee Meeting of September 14, 2023. BL seconded the motion. A roll call vote was conducted and the motion passed unanimously.

4. Discussion of Status of Sites Previously Approved for Environmental Site Assessments

TB explained that there were two scopes of work that were authorized at the September 14, 2023 meeting for the Hide Mound/Former Tannery Dump in North Adams and Carpenter's Variety in Great Barrington.

Hide Mound/Former Tannery Dump, North Adams

TB explained that Roux collected additional surface soil and sediment samples to supplement the data that were collected by Tighe & Bond. Roux just recently received the data and it is currently being reviewed. It does appear that additional sampling is required, based upon the data. There are some concentrations of some heavy metals that were identified in both the surface soil and sediment samples. TB recommend that Roux develop an additional scope of work moving forward for consideration at the next meeting. CS, DEP asked whether there were any concerns regarding the potential for exposure. TB explained that the sampling was geared for evaluating risk to ecological receptors because that was a data gap in the existing data set. At this time, it doesn't appear that there's an imminent hazard to an ecological receptor or human health. MP updated the Committee, in Mike Nuvalle's absence, that the City of North Adams has taken ownership of the site and has applied for a Cleanup Grant from EPA. Announcements will likely be made in late Spring and, if awarded, the City will have funds needed to initiate site remediation.

Carpenter's Variety, Great Barrington

TB reminded the Committee that Roux was authorized to install three monitoring wells and to sample those three wells along with two existing wells. The drillers are onsite today to install the wells. The purpose of the investigation was based upon previous work that was done a few years ago. Elevated concentrations of petroleum were identified in groundwater, particularly at the former source area. The elevated concentrations in that area were surprising, since this site hasn't been in

operation for several decades and petroleum constituents degrade over time. With the relatively high concentrations that were found, one possibility is that there has been a more recent release upgradient of the site. The purpose of the work that's being done right now is to install the three wells upgradient of the site within the rights of way.

5. Discussion and Vote to Approve Sites for Environmental Site Assessments

MP explained that Roux has developed scopes of work and budgets for several sites in Pittsfield including JB Paper in Pittsfield, Stetson Cleaner in Pittsfield, 270 Wahconah (former Bel Air Mill) in Pittsfield, and four sites owned by GE that will be turned over to the City of Pittsfield. The JB Paper, Stetson Cleaner and 270 Wahconah sites have been part of the program in the past. Since the sites that will be turned over to the City will not be taken in tax title the City will need some additional protection.

NJ explained that the Wahconah Street property, the former Bel Air Mill, has a dam associated with it that's in bad shape and is privately owned. The City has been working with the MA Office of Dam Safety to potentially remove the dam or bring it into compliance. However, the contamination on site poses an issue. It's a relatively clean site and many of the major issues have been addressed but it's not a clean site. The City can't depend on Land Court to act on these properties and there's some urgency behind this site since the City and the State want to take care of the dam as soon as possible. There is money from the State available to address the dam. The City Solicitor is exploring a couple of different options to take the property through foreclosure, or possibly in eminent domain to get control of that property as soon as possible. The City will need a Phase I as part of their due diligence and to safeguard the City on the liability. Once the site is turned over to the City, they will be able to bring it into compliance relatively soon.

TB presented the draft scope of work and budget proposed for the 270 Wahconah Street site. The scope of work consists of a Phase I Environmental Site Assessment with a budget of \$3,500.

NJ made a motion to approve the scope and budget as presented. CR seconded the motion. A roll call vote was conducted. NJ abstained and the motion passed.

NJ explained the JB Paper site, which was the site of a fire several years ago. EPA conducted a removal action at the site, while an imminent hazard does not exist the site is not clean. The City blocked off access to the site, using concrete blocks. Jersey barriers cause. There is a basically and previously installed a fence, but the fence is in a deteriorating condition at the entrance. The City looking to secure the site, and put in a fence to make sure individuals don't go in there.

TB presented the draft scope of work and budget proposed for the JB Paper site. The scope of work is to repair the fence and install a double wide 16 foot gate to facilitate entrance of drill rigs or heavy equipment in the future. The scope also includes an evaluation of the site and historical research of the prior uses of the site. It is known that some additional delineation needed based upon EPA's removal, action and confirmatory sampling work. A Phase I ESA is not recommended at this time because the City is not positioned to take ownership of the site within the next six months. Roux is suggesting historical research to find out if there may be some other environmental concerns in addition to what EPA had already identified. The budget as proposed is \$8,300.00.

BL made a motion to approve the scope and budget as presented. TM seconded the motion. A roll call vote was conducted. NJ abstained and the motion passed.

NJ explained the Stetson Cleaner site, which has been in the program in the past. The City has been able to demolish the building, do a little on site treatment and cap the site. The City does not own the site. It is in Land Court and is moving very slowly. The City is concerned with down gradient properties that have been impacted. The Girls Club was impacted years ago and is being addressed by MassDEP. There are concerns regarding vapor intrusion at the library. Given that this is a public building with a children's library on the first floor. Ultimately, the City plans to take ownership of the Stetson Cleaner site and seek direct cleanup funding from EPA to potentially install a sub-slab

system at the library.

TB presented the draft scope of work and budget proposed for the Stetson Cleaner site. The scope includes sub-slab and indoor air testing inside the library and at 21-25 First Street and 10 Wendell Ave. Extension. The budget as proposed is \$26,400.

TM made a motion to approve the scope and budget as presented. CR seconded the motion. A roll call vote was conducted. NJ abstained and the motion passed.

NJ explained that the 100 Woodlawn site is the former PEDA headquarters. The City will be taking ownership of the site. There is the possibility that the site was once the site of a dry cleaner. TB explained that the proposed scope is simple and consists of a Phase I ESA with a budget of \$2,500.

TB explained that there are three additional sites on Tyler Street that are owned by GE and will be transferred to the City. The proposed scope includes three separate Phase I's. The proposed budget is \$2,500 for each site totaling \$7,500 for all three sites.

BL made a motion to approve the scopes and budgets for 100 Woodlawn Ave and the three Tyler Street parcels as presented. TM seconded the motion. A roll call vote was conducted. NJ abstained and the motion passed.

MP explained that the next two sites are in North Adams and the Mike Nuvalle had wanted to be present but was not able to be here. The first site is Windsor Mill a fair amount of assessment was conducted under an assessment grant awarded directly to the city of North Adams, but all of those funds were exhausted and we were not able to determine what the potential source of the cyanide in the groundwater.

It's been a very complicated and challenging site. But it is already owned by the City and is a top rated site for the potential future public safety complex that the City is looking to develop. It's unknown as to what the source of the cyanide is, it does appear that it is coming from somewhere off-site and there's no known explanation for why cyanide would have been used based on the former uses of the mill.

TB presented the draft scope of work and budget proposed for the Windsor Mill site. TB explained that the hydrogeology is very is complicated because the river is channelized through concrete culverts through that area. There's other mills in the vicinity that have the potential of maybe contributing to cyanide. The scope of work is geared specifically to help identify the source of cyanide and includes the installation of two monitoring wells and collecting groundwater samples from the newly installed wells and three existing wells. The proposed budget is \$39,200.

BL made a motion to approve the scope and budget as presented. NJ seconded the motion. A roll call vote was conducted. The motion passed unanimously.

MP explained that the Hide Hill site was discussed earlier in the meeting. Additional assessment is needed since the City took ownership of the site and there is a need for some additional work related to compliance with the Mass Contingency Plan requirements.

TB presented the draft scope of work and budget proposed for the Hide Hill site. TB explained that with the change in ownership it is typical for MassDEP to send out notice of responsibility letters and with that Mass DEP has specified interim deadlines. The scope is to comply with Mass DEP requirements and includes Tier Classification and conducting an Imminent Hazard Evaluation Opinion. The proposed budget is \$1,800.

BL made a motion to approve the scope and budget as presented. CR seconded the motion. A roll call vote was conducted. The motion passed unanimously.

6. Discussion and Vote to Approve Revolving Loan Fund Application for Greylock WORKS, North Adams

MP introduced and welcomed Sarah DeStefano from Weston & Sampson who will be providing LSP support and oversight under the Revolving Loan Fund.

MP invited SP to present the loan application for Greylock WORKS. SP discussed the original conditions of the site and the progress made to date. SP also explained some of the past work conducted under the previous RLF awards. The current application is for \$2M. The purpose of the loan is to conduct a variety of activities in the main and north mills including site safety and stabilization measures to address deteriorating conditions, access, mobilization and containment logistics to be able to address hazardous material removal, encapsulation, window replacement, and contaminated soil management. Expenses related to LSP professional services are also included.

CR thanked SP for the overview stating that this is an incredible project. CR asked if SP could discuss the window replacement, clarify whether new windows would be purchased with these funds, and whether that is an eligible cost for a program.

SP explained that the existing windows are impacted by asbestos containing materials and hazardous materials in the caulking. Special precautions need to be taken with both. The windows will be removed and stored as they try not to send materials off their site whenever possible. In some cases they are able to encapsulate the materials and repurposing the windows as design elements rather than sending them to a landfill. But they do need to be removed due to the contamination and once removed they need to be replaced.

JB explained that since they are removing the contaminated windows and can't leave the building wide open the replacement windows are an eligible expense.

CR asked whether there is any historic preservation money involved, or restrictions on what they are able to do with the windows.

SP explained that there is no historic preservation money involved and they chose not to have the property put on the national historic register to allow more design freedom. Their firm is an architecture and design firm and bringing a kind of modern outlook to how we inhabit space today to a campus like this while respecting the history is the goal.

MP added that because of the federal funding associated with the RLF funds, there is a section 106 historical review that does need to happen. Regardless of whether the site is on the National Register, just because it's an old enough structure. EPA will need to document that there is no adverse impact.

CR asked whether the project could be denied as part of the historic review. MP explained that conditions can be placed on the project which could include taking a photographic record of the historical structures or historical components or utilizing portions of the historic structure within the redevelopment. MP clarified that JB has far more direct experience with conditions since no conditions have been placed on any of the projects that BRPC has been directly involved with.

TM inquired about the residential units and whether they would all be market rate.

SP explained that the units will be market rate and that because the units are structured as condominiums they are able to have a fairly flexible repayment of this loan. They are proposing to repay \$1M of this loan within 3 years. The intention is to rent some units and sell some units because there is a high demand for both rental and sales in the area but by having them all structured as condos, they have the flexibility to respond to the market and sell the ones that are most desirable, and repay some of the debt. They have pre sold some units to people who have been following the project but have not marketed the project publicly. They want to finish some of the public common areas in particular and have people experience the space as part of their

marketing strategy and will be starting that process in the spring.

MP explained that the available funding is a bit short of the full request of \$2M. However, the shortfall includes a grant awarded to Greylock Flume. If the loan is a higher priority for SP we could approve up to \$2M pending available funds. BRPC can apply for Supplemental Funds from EPA. The next Supplemental round would be expected in early March with awards in late Spring and funds available for reimbursements in October.

SP clarified that his preference would be for the Committee to approved up \$2M and Greylock Flume can be more flexible accessing future funds for the grant and the flume is not as time sensitive. Greylock WORKS has had a bit of a struggle getting conventional capital for the residential component, so that would be the priority.

JB confirmed that Supplemental funds will be available and BRPC is very well positioned for up to \$5M in Supplemental funds.

BL made a motion to approve the scope and budget as presented. TM seconded the motion. A roll call vote was conducted. The motion passed unanimously.

7. Next Meeting

March 21, 2024 at 12pm

8. Adjournment

TM made a motion to adjourn. JB seconded the motion and the motion passed unanimously.

Materials & Exhibits

- Minutes of the Berkshire Brownfields Committee Meeting of September 14, 2023
- Budget Status Update for BRPC Brownfields Steering Committee Meeting January 18, 2024
- Proposed Scope of Work and Cost Estimate 370 Wahconah Street
- Proposed Scope of Work and Cost Estimate 100 Woodlawn Avenue
- Proposed Scope of Work and Cost Estimate Tyler Street Parcels (J110007001, J110003013 and J110010001)
- Proposed Scope of Work and Cost Estimate JB Paper Company
- Proposed Scope of Work and Cost Estimate Former Stetson Dry Cleaners
- Proposed Scope of Work and Cost Estimate Former Windsor Mill
- Proposed Scope of Work and Cost Estimate Hide Hill/Formal Tannery Dump

Minutes Prepared by Melissa Provencher