

FRCOG Revolving Loan Fund
Strathmore Mill- Building #10 Close Out - Montague
August 2013

Overview

- Strathmore Mill constructed between 1874 and 1970 consists of 10 buildings along the Connecticut River in downtown Turner Falls.
- The Mill area is located on approximately 1.9 acres.
- Historically, Mill operations included machining, stamping, forging, grinding, finishing, pulping, cutting, and bleaching (associated with the John Russell Cutlery Co and Montague Paper Co).
- The Site was initially listed with the DEP for the presence of arsenic and polyaromatic hydrocarbons (PAHs).
- A Phase I and Phase II (2004) which included soil and ground water testing did not indicate remediation was required at the site.
- MCP Regulatory Closure was achieved with a Class B-1 RAO.
- A 2005 Hazardous Materials Survey indicated the presence of asbestos in select buildings at the mill complex.
- Strathmore Mill Building #10 burned down/collapsed in 2007 and resulted in the formation of a large debris pile- referred to as the “Building 10 Debris Pile.”
- The debris pile was approximately 1-15 feet in thickness.
- In 2011, testing of the debris pile identified the presence of asbestos containing materials (ACM) co-mingled with the brick and building materials. The asbestos debris pile included flashing cement, transite boards, and black asphalt shingles.
- Approximately 1,100 tons of ACM was estimated to be in the debris pile and 900 tons of non-ACM.

FRCOG Funding Support

- Town of Montague applied to FRCOG for a subgrant and a loan.
- FRCOG Loan and Subgrant monies for the project included funding support of \$130,000 loan and \$200,000 subgrant.
- The Town engaged Tighe and Bond (T&B) to oversee the cleanup activities to be funded by the loan/subgrant.
- FRCOG engaged TRC Environmental to review T&B loan/subgrant support documents.

Town Funding Support

- Town of Montague contributed \$45,799.50 (cash and in-kind) to the clean-up, more than the 20% cost share required by the loan. No match was required for the \$200,000 subgrant which was funded by FRCOG BCRLF program income as approved by the EPA Project Manager.

Activities Completed

- FRCOG consultant funded activities included:
 - Review/comment on loan documents, Promissory Note, Community Relations Plan, Analysis of Brownfields Cleanup Alternatives (ABCA), contractor Alternative Work Plan, Contractor Health & Safety Plan, contractor drawdown requests, and site visit
- FRCOG cleanup funded activities included:



- Removal of debris and clean-up

Cleanup/Jobs Leveraged

- Cleanup Activities were initiated in September 2012 and completed in February 2013.
- Cleanup resulted in approximately 0.25 acres being cleaned up (based on approximate area of 90'x40').
- The Cleanup resulted in the creation of 8 jobs (based on certified payrolls/drawdowns, does not include consultants).

Future Use

- The town is in the active stages of redevelopment for the 225,000 square foot mill complex.

Photos (2010, 2012, 2013)

