

*Missoula Housing Authority Board*  
Special Board Meeting  
Wednesday, April 9, 2014

-MINUTES-

Members Present: Jamie Hoffmann, Collin Bangs, Sheila Lund, Fred Simpson, Monique Casbeer

Members Absent: David Warren, Betty Zander

Staff Present: Lori Davidson, Harlan Wells, Jim McGrath, Adam Ragsdale

Guests Present: Keithi Worthington, Bob Oaks, Heidi West

**The White Pine Sash cleanup.**

**James Hoffman**-This community badly needs residential property. As a member of this board, I also have the perspective that as a major property holder, 45 units of public housing are on the north side and we also have about twenty vouchers, what happens at White Pine affects us and I feel we have an obligation to those residents. There is a question as to whether MDEQ has the authority to command the responsible party to clean up the site to residential standards.

**Collin Bangs**- I have a problem with DEQ and how they operate. The Buyers went into the mill site property, believing it was a simple cleanup and in reality it was a relatively simple cleanup. It took them 6 years to get DEQ to make up their minds. DEQ has no concern for the economic realities of development. How much holding of that property costs over the time span of 6 years. It is lucky that the people who own that property actually have deep pockets, and someday they might get their money back. This would have bankrupted a lot of people. This site has been on the cleanup list for 20 years now. Why?

**Bob Oaks**- I have done extensive work with DEQ. Their inactivity since 1994 has been a disability toward the re-use of this property. The public comments on the document that I shared are all on the NMDC website ([www.nmcdc.com](http://www.nmcdc.com)). I do not address the science of the site. The unanimous solution between several public entities has been that the recent decision for this site is the wrong one.

**Fred Simpson**- Will another objection put us another 15 years out before any work is done? Are we better served now going with what they have got now rather than objecting?

**Bob Oaks**- I would like to think that if it takes another 5 years or what have you, it's the right thing to do and that the property will be set in stone for another 50 to 100 years. I have a letter from 2006 from when Scott Street wanted to clean up to commercial industrial standards. The case manager for DEQ, of ten years, was recently assigned to another project. The property has been advertised for residential development. In 2014 DEQ submitted a detailed proposal for residential cleanup of the property. Again these documents are the NMDC website. The Scott Street group has never come with a plan of

**Heidi West-** Out of the 20 million, 10 million of that cost comes from a very small area. There are 20 acres up top and then a strip of city parks and then pizza wedge shapes, then two hot spots, underneath Scott Street Bridge. The 10 million is under the bridge shipping to Utah. I live on the north side, masters in soil science. The 21 million dollar number looks at all 40 acres. Basically they are saying they will clean the site where they can with the buildings. Even if they cleaned everything they wouldn't meet federal standards. Sub soil and water cleanup is on top of it. That being said, there are 4 different ways of cleaning ground water. They pick a couple of different methods to clean the soil and one method for water. Then they come up with a 7.9 million dollar price tag. I ran some numbers and I think the worst case scenario would be about 12 million total cost being brought to residential. The 21 million dollar spreadsheet shows where the cost comes from. In the spreadsheet they do separate out the soils. The hazardous soil and concentrations of contamination would have to be shipped to Utah- a small amount of soil (10 mil). The 19 acres already meet residential standards.

**Bob Oaks-** I went to the public meeting that DEQ had in town. Seemed like they were selling all the factors and ways they balanced their decision. There are 4 things to consider

Local land and resource use MR1 D industrial. (example, Golddust)

Historical anticipated uses of the facility. DEQ is industrial and says it always will be.

Patterns of Development. 2008 to 2013

Final anticipations of local planning of the facility (Scott Street group bought the property in 1999 and quoted saying they wanted residential use.

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Two standards are being set. The north and the south. South being residential. The testimony for future use by HUD incorporated into the document speaks to the nature of the neighborhood. Attorney from HUD "in fact there are summer houses for sale or vacant by Scott Street, this is an indication of people not needing to live there. Most people do not desire to live by the tracks and the transients. It remains industrial."

Much of this north side area is near the railroad tracks. Be aware of that. There is a definite valuation of the neighborhood based on its income. I think that the MHA should be aware of what is happening there. The east 10 acres are cleaner than the west clean acres.

**Heidi West-** There are some pockets where they deposited organic matter and ash that leak into ground water. They need a 2 acre site on this 20 acres to move the soil.

**Keithi Worthington-** the point of this was to see if the MHA wanted to take a position in this. Do they have a development interest in this? Is this something that they want to do? We need to bring the conversation back around.

**Collin Bangs-** I have concerns about the board getting involved. We need to be careful about getting into public battles.

Board Meeting 4/9/2014 Missoula Public Library.

**Bob Oaks:** Clausen is already cleaning up and has 8 acres for sale. They are selling it as a place for residential property. The city has some gravel piles there. I think that west of Scott Street gets looked at as commercial use.

**James Hoffman:** Ready to take a vote? It was not clear to me at all that the costs were about the entire 40 acres during the meeting with DEQ. Can we make a move to do the 19 acres best suited for residential development, besides the hot spots. I would support the notion of cleaning up the 19 acres to residential standards, not all of it.

**Harlan Wells:** If those 19 acres were made into residential, it would be a major buffer for the northside neighborhood, helping them out.

**Keithi Worthington:** Quotes the MHA mission statement. Make a brief and broad statement about your involvement and a written comment to the DEQ.

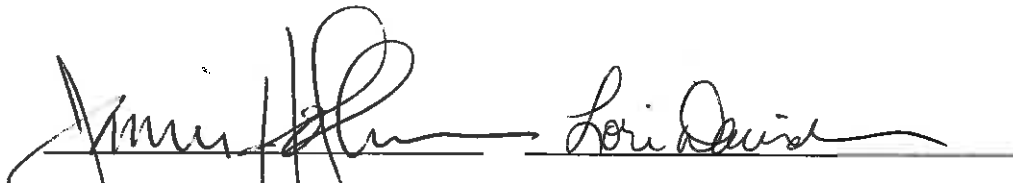
**Jim McGrath-** Motions to write a letter of comment and not a **resolution** to the MDEQ.

**Collin Bangs** seconds

All are in favor.

Motion carries.

12:59 pm meeting adjourned.



Handwritten signatures of Jamie Hoffmann and Lori Davidson. The signatures are written in black ink over a horizontal line. Jamie Hoffmann's signature is on the left, and Lori Davidson's signature is on the right.

Jamie Hoffmann, Board Chair

Lori Davidson, Executive Director