



Amesbury City Council Workshop

The Former Microfab Facility

City of Amesbury

Office of Community and Economic Development

February 23, 2016

The Project Team

- City of Amesbury/OCED
- MA DEP/BWSC-NERO
- U.S. EPA Region 1 Superfund



2/24/2016

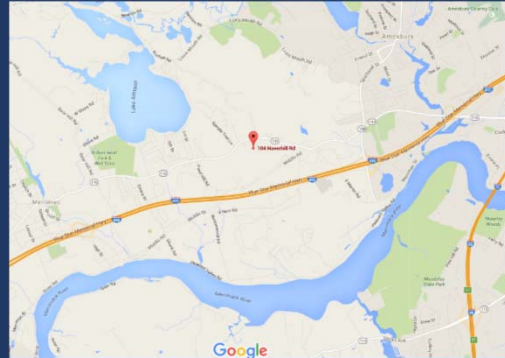


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Property Description

- Located at 104 Haverhill Road
- 14.7 acres
 - Former Manufacturing Building (89,000 sqft)
 - Paved parking areas
 - Woodlands, streams, and wetlands
- Surface Water in the Merrimack River watershed
- Property is zoned industrial



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Property Past Use History

- 1950 – Sigtrans manufacturing and machining metal parts
- 1967 – Microfab manufactured printed circuit boards
- 1987 – Microfab files for bankruptcy



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Key Events Timeline 1960's

- **1968 – Amesbury Department of Health discovers company is discharging plating waste to stream at the rear of the facility**

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Key Events Timeline 1970's

- **1970 – State directs company to construct a waste water treatment plant (WWTP)**
- **1974 - Amesbury ConCom discovers midnight dumping, drums in wetland, and impacts to farmland**
- **1975- Microfab begins construction of WWTP online in 1977**
- **1978- Microfab sited for violations of the WWTP discharge permit**

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Key Events Timeline 1980's

- 1980 – MA DEP (then DEQE) conducts sampling of streams and onsite wells
- 1984 – MA DEP directs Microfab to conduct short and long term actions

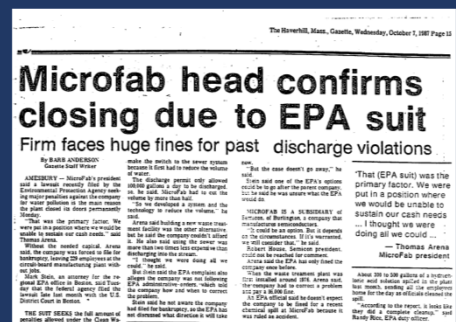
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Key Events Timeline 1987

- 1987 –
 - MA DEP confirms the site as a “disposal site” and issues a Release Tracking Number (RTN)
 - 2 large spills occur at the facility
 - MA DEP installs a groundwater treatment system
 - Microfab declares bankruptcy
 - MA DEP assumes responsibility for the site

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- **1990 – MA DEP conducts a variety of investigations on the site under the Massachusetts Contingency Plan (MCP)**
- **2003 to 2010: City investigates on cleanup agreements and several redevelopment alternatives one of which is the DPW Barn Relocation**
- **2012 – MA DEP shuts down the groundwater treatment system**

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Economics of the Property

- **Assessed Value**
 - **According to City of Amesbury Assessor's Office the value is \$200,000**
 - **Factors affecting this value:**
 - **Contamination at the site**
 - **Cost to remediate the site = Aprox. \$5,000,000 (max)**
 - **Liens on the property**
 - **City Back Taxes = >\$900,000**
 - **MA DEP = Aprox. \$2,000,000**



City of Amesbury Role

- Amesbury has never owned the property
- Amesbury has not foreclosed on the property
- Amesbury is not a responsible party relative to the contamination at the site
- Amesbury has cooperated with MA DEP
- Amesbury has assisted the state with maintaining security at the property
- Amesbury is working with MA DEP and EPA to move the site forward towards remediation cleanup by showing support for the cleanup project.



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Municipality as a Potential Responsible Party (PRP)

- **Municipalities are exempt from certain liability under Brownfields legislation providing that the following are true:**
 - The property is not owned by the municipality; or
 - The property was taken via tax foreclosure;
 - The municipality is actively engaged in divesting itself of the property; and
 - The municipality is taking all necessary steps to secure the property and prevent exposure to the contamination.



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Objectives

- Short Term
 - Achieve EPA support for the site under the Federal Law CERCLA the Superfund Program
 - Listing of the site onto the National Priorities List (NPL)
- Long Term
 - Demolition of the building
 - Remediation of the site to the point that will allow a reuse
 - Reuse and economic development



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Next ...
MA DEP
EPA
Public Comment
and
Councilors Comment



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Next Steps

- Continue support for DEP and EPA through Resolution on March 8th.
- Develop incentive and funding alternatives for redevelopment.
- Create Central portal for project files.
- Establish Milestone meetings with Council
- Keep public informed through email and website:
 - cleanmicrofabsite@amesburyma.gov
 - Amesburyma.gov (News and Notes Microfab)



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