

Community Relations Plan

**Brownfields Cleanup and
Redevelopment of the
Nelson Dairy Farm
also known as
Montana State University
Innovation Campus**

West College Street, Bozeman, Montana

January 2020



Prepared by:



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**Nelson Dairy Farm
also known as
Montana State University
Innovation Campus**

**Community Relations Plan
West College Street, Bozeman, Montana**

Prepared by: _____
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U.S. Environmental Protection Agency, Region VIII

Date

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MAPS

MAP 1 Site Location Map

LIST OF ABBREVIATIONS AND ACRONYMS

ABCA	Analysis of Brownfields Cleanup Alternatives
ACM	Asbestos Containing Materials
COC	Contaminants of Concern
BGS	Below Ground Surface
CRP	Community Relations Plan
MT-DEQ	Montana Department of Environmental Quality
MSU	Montana State University
QEP	Qualified Environmental Professional
Site	Nelson Dairy Farm, West College St., Bozeman, Montana
SMDC	Snowy Mountain Development Corporation
U.S.	United States

OVERVIEW

The purpose of this Community Relations Plan (CRP) is to describe Snowy Mountain Development Corporation's (SMDC) strategy to address the needs and concerns of the residents and visitors who may potentially be affected by the proposed environmental remediation and redevelopment activities conducted at the Nelson Dairy Farm property also known as MSU Innovation Campus located at West College Street in Bozeman, Montana (hereafter referred to as the Site). This CRP outlines how SMDC has involved, and will continue to involve the community, Montana Department of Environmental Quality (MT-DEQ), the United States Department of Environmental Protection Agency (US EPA), and local organizations in the process of remediation for activities at the Site.

The cleanup project is being funded by an U.S. EPA Brownfields Revolving Loan Fund (BF 96809001) cleanup grant awarded in March of 2012 to Snowy Mountain Development Corporation of Lewistown. This grant specifically provides funds for the cleanup and redevelopment of Brownfields properties. This CRP is designed to meet the overall community involvement requirements for the cleanup of subject properties under the grant award.

Active residents, local organizations and civic leaders involved in neighborhood issues are important resources for the success of this Plan as they have an understanding of the subject property, existing challenges and opportunities. Additionally, these individuals hold key positions of responsibility within the community. SMDC recognizes these citizens as points of contact and communication. The long-term success of the proposed cleanup project and redevelopment will be enhanced by on-going citizen involvement. This on-going conversation with vested stakeholders will ensure the proposed cleanup projects are successfully executed and move the subject property closer to the community-derived redevelopment goal.

SPOKESPERSON AND ADMINISTRATIVE RECORD

The spokespersons for the project are Kathie Bailey, SMDC Executive Director, Cathy Barta, SMDC Redevelopment Director and WWC Engineering Project Manager Greg Reid, who is the acting Qualified Environmental Professional (QEP) for SMDC under contract.

Ms. Bailey may be contacted at: bailey@snowymountaindevelopment.com or (406) 535-2591.

Ms. Barta may be contacted at: barta@snowymountaindevelopment.com or (406) 535-2591.

Mr. Reid may be contacted at: greid@wwcengineering.com or (406) 894-2210.

The administrative record files are located at SMDC at 507 West Main Street, Lewistown, Montana and includes the following documents related to environmental assessment and remediation of the project site:

- Community Relations Plan (CRP);
- Asbestos Inspection Report for MSU Innovation Campus – Nelson Dairy
- Analysis of Brownfield Cleanup Alternatives (ABCA);
- Any public comments received along with SMDC's response to those comments; and

- Any assessment documents, MT-DEQ work plans and cleanup completion documentation outlining the cleanup standards post-cleanup.

This information is available for viewing at SMDC during normal business hours and is also available on their website which is listed below:

<http://www.snowymountaindevelopment.com/>

Public Meetings will be primarily held within the local area of Bozeman. These meetings will be coordinated with MSU Innovation Campus to determine actual dates, times and location address. Additional public meetings may be held periodically at the Site or at another public venue. These meeting times and places will be advertised in the local newspaper as applicable.

SITE DESCRIPTION AND HISTORY

SITE LOCATION

The Site consists of one property owned by MSU – Innovation Campus which is locally known as the Nelson Dairy Farm located at West College St, in Bozeman, Montana. The legal description: Township 2S, Range 5E, SW ¼ NW ¼ NE ¼ of Section: 14. MINOR SUB 195B, Lot C-1A, of Block 22. Total acres of the property: 41.976.

The Nelson Dairy Farm was previously designated as the N.L. Towne Experimental Dairy Center. It was built in 1959 at a cost of \$1.8 million. Designed in 1957-58, it was originally named after professor Norman L. Towne who taught at the college and was a past president of the Montana Dairyman’s Association. The new dairying center had “17 buildings, 2 bunker silos, and yards” concentrated on 3 acres west of the main campus. Most all of the complex was demolished in the 1980s; the barns, silos, livestock and hay sheds were all removed. Today the Milking Parlor and Office/Stock Pavilion building, buttresses for one bunker silo, foundations of the livestock buildings, and four Quonset shelters are what remains. It is composed of two one-story buildings that share a common wall at the center; both are constructed with cinderblock walls that support steel trusses and a low-pitched gable roof.

SITE HISTORY

The N.L. Towne Experimental Dairy Center represents the last phase in the history of dairy program instruction of Montana’s agricultural college, formerly the Montana State College and now known as Montana State University. It was constructed during the 1950s, a period of expansion of the college by then president Roland Renne, which included construction of a new classroom building, new field house, new dormitories and expansion of the campus footprint to the south and west. The dairy center was constructed on agricultural property acquired across 19th street to the west. It represented a more modern approach to dairy studies, and the milking parlor with the adjacent office/stock pavilion building offered facilities for observation and research.

In October 1971, the campus dairy was renamed the John A. Nelson Dairy Center to honor the first head of the college’s Dairy Industry Department and dean of the MSC School of

Agriculture. During his career, Nelson founded the Montana Dairy Association and was honored to be named lifetime director. He also served on the board and as a president of the American Dairy Association. Today, the remains of the dairy center and the last building on the site are commonly referred to as the Nelson Dairy.

Over the next two decades, the emphasis expanded toward an Industrial Dairying Major, and by 1950, students could choose between majoring in Dairy Manufacturing (processing of milk and cream, cheeses, butter and frozen products for market, including chemistry, bacteriology and dairy mechanics) or Dairy Production (dairy livestock, breeding, milking, feeding, sanitation production of milk and dairy products.) In 1957-58 plans were drawn up for the N.L. Towne Experimental Dairy Center, constructed near West College Street. The Dairy Center opened in 1959, a time when dairying still held prominence as the largest segment of American agriculture.

Innovation Campus Partners (ICP) and its affiliated developer Charter Realty and Development Corporation hired Environmental Solutions to conduct an Asbestos Inspection at the Site in September of 2018 to investigate for suspected asbestos, a known contaminant of concern. The results of the sampling confirmed the presence of asbestos at the Site.

The purpose of this project is to eliminate the potential exposure of the public, MSU personnel, and contractors to these materials, and to facilitate the renovation of the property by lowering the cost of remediation for Innovation Campus. This Brownfields grant will be used to provide project coordination; provide community outreach services; secure an environmental engineering consultant to oversee and monitor the removals; and to pay for the removal and disposal of the materials.

PREVIOUS ENVIRONMENTAL INVESTIGATIONS AND SUMMARY OF ENVIRONMENTAL CONDITIONS

The following environmental site assessments/investigations and cleanup plans have been completed for the Site:

1. Asbestos Inspection Report for MSU Innovation Campus – Nelson Dairy Center, Bozeman, MT; prepared by Environmental Solutions LLC, September 19, 2018 – (25 pgs.)
2. Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation, Innovation Campus – Nelson Dairy Farm, Bozeman, MT, Prepared by WWC Engineering, March 20, 2020 (4 pgs.)
3. Sampling and Analysis Plan for Confirmation Samples at Innovation Campus – Nelson Dairy Farm, Bozeman, MT, Prepared by WWC Engineering, March 20, 2020 (91 pgs.)

The results of the Asbestos Inspection Report, dated September 19, 2018 confirmed the presence of asbestos-containing material (ACM). These contaminants of concern (COC's) need to be properly addressed prior to the building being reused.

The purpose of this project is to eliminate the potential exposure of the public and contractors to these materials, and to facilitate the renovation of the property by lowering the cost of remediation. This Brownfields grant will be used to provide project coordination; provide community outreach services; secure an environmental engineering consultant to oversee and monitor the removals; and to pay for the removal and disposal of the materials.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA) PROPOSED REMEDIATION PLAN

As part of the Snowy Mountain Development Corporation's Brownfields Program, WWC Engineering completed a Draft Analysis of Brownfields Alternatives (ABCA) dated March 20, 2020 to evaluate potential cleanup alternatives for the Site. To satisfy EPA requirements, the effectiveness, feasibility (implementability), and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Three alternatives for remediation were proposed in the draft ABCA:

Effectiveness – Including Climate Change Considerations

Alternative #1: No Action is not effective in stopping the health risks from the identified COCs at the contaminated Site. The Site is on a university campus in a commercial area and needs to be remediated.

Alternative #2: Removal/abatement of all hazardous material will remove the COCs from the Site and eliminate the health risks. Following removal of the hazardous building materials, the building would be demolished using conventional methods.

Alternative #3: Removal/abatement of hazardous materials and keeping the buildings onsite would remove COCs through abatement and proper disposal of hazardous building materials such as ACM. The buildings would remain onsite for future demolition by the property owner.

Feasibility (Implementability)

Alternative #1: No Action: No actions will be conducted and is, therefore, easy to implement.

Alternative #2: Removal/Abatement of Hazardous Materials and Conventional Demolition of the Buildings:

- Based on the results of the asbestos inspection, Environmental Solutions recommends using standard protocols for removal of ACMs. These are standard abatement procedures for the COCs and are easy to implement using contractors with the appropriate training.
 - Contracting an accredited asbestos remediation company to address the ACM at the Site during the cleanup phase of redevelopment (e.g., abatement). ACM remediation is recommended prior to any demolition activities at the Site.
 - ACM clearance sampling should be completed in accordance with the Sampling and Analysis Plan.
 - Demolition would occur following ACM clearance, however, demolition costs are not an eligible expense under the Brownfields Program.

Alternative #3: Removal/Abatement of Hazardous Materials from the Site:

- All ACM would be abated and removed from structure in the same manner as in Alternative #2.
- The buildings would remain in place. Demolition would be performed at a later date by the

property owner.

Cost

Alternative #1: No Action necessitates no cost.

Alternative #2: The total cost estimate for this alternative is \$155,000.

Alternative #3: The total cost estimate for this alternative is \$120,000. The cost for this alternative is less than Alternative #2, as the future demolition of the buildings would not be part of this project.

Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #3: Removal/Abatement of Hazardous Materials from the Site.

This alternative would be the most effective at removing the health hazards found at the Site. MSU does not intend to reuse the buildings during redevelopment. The buildings are an attraction for transients and drug use. Therefore, abatement of ACM for demolition would remove all hazardous materials, including the vermiculate insulation in the CMU walls. For these reasons, Alternative #3: is the recommended alternative.

Green and Sustainable Remediation Measures for Selected Alternative

To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. SMDC will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas.

COMMUNITY PROFILE

The Nelson Dairy Farm property is located in Bozeman, Montana, the Gallatin County Seat. Bozeman's population estimates from census.gov for July 1, 2019 is 48,532¹ with a median age of 28 years² and an estimated median household income of \$51,896.³ The Site is located on the MSU campus area of Bozeman just south of West College Street.

NATURE AND THREAT TO PUBLIC HEALTH AND ENVIRONMENT

The current threat to public health is the exposure to hazardous substances and asbestos by individuals entering the building. Certain asbestos-containing materials and lead paint in the building are in poor condition that could cause the release of asbestos fibers to the air, and lead paint chips to building floors and surfaces.

PROPERTY REDEVELOPMENT PLANS

The Nelson Dairy Farm property is located on the MSU campus in Bozeman, MT. The MSU Innovation Campus is Bozeman, Montana's premier commercial development offering exciting new opportunities for partners to invest in a highly creative and entrepreneurial environment. By establishing collaborative programs between institutions and the private sector, the MSU Innovation Campus will amplify research, commercialize new technologies, and catalyze Montana's entrepreneurial ecosystem.

Innovation Campus Partners (ICP) and its affiliated developer, Charter Realty and Development Corp. are working to build out of the Montana State University Innovation Campus (MSUIC), a collaboratively developed research park designed to create opportunities for Montana researchers, students, and local technology companies. Work on Phase 1 is underway to create the first building - a 20,000 square foot Applied Research Lab.

The goal of the Innovation Campus is to meet the increased need for top-tier research and technology workspaces while fulfilling local economic development goals to support the creation of high paying jobs in the Gallatin Valley. The MSUIC integrates a diverse set of stakeholders from across the local Montana community, Montana University System, and private sector to identify needs for high-tech lab, office, and light manufacturing space.

The project, which resides on the 42-acres of land west of the Advanced Technology Park and east of Bozeman Gateway, will also serve to strengthen the research capability of MSU and expand the commercialization of technology related to MSU's clusters of academic and research excellence: biotechnology, photonics, optics, biofilm engineering, and cyber security.

<http://msuinnovationcampus.com/>

BENEFITS TO THE COMMUNITY

Currently, the buildings sit abandoned on the property. This has led to the deterioration in their condition which is progressively becoming an eyesore as well as a location for frequent deviant activity. The deterioration has led to hazardous conditions in the interior of the buildings. Asbestos materials are becoming deteriorated leading to the possible disbursement of asbestos fibers into the air, lead paint is chipping and peeling off causing a dispersion of lead, and mold is growing on the interior of the buildings. The mold is facilitated by wet conditions in many of the buildings due to rainwater getting in and possible seepage of groundwater from groundwater.



Figure 1: Historic map of Nelson Dairy Farm located at West College Street in Bozeman, MT

The Bozeman community will benefit from this project in four primary ways. First, the removal of the hazardous substances and asbestos-containing materials from the buildings will halt the release and spreading of these substances within the buildings; second, the removal of the hazardous substances and asbestos-containing materials from the buildings will reduce threats to human health in that the threat of exposure to individuals entering the building by authorized or illegal means will be eliminated; third, the cleanup will facilitate the redevelopment as it will lower the cost threshold for the renovation planned for the property; fourth, the cleanup of the building will advance the conversion of the site from a community eyesore into a community asset.

PUBLIC COMMUNICATION

Overall, the current landowner and general public, through various landowner correspondence and meetings, have stated that they would like to see the Site remediated to permit redevelopment to safeguard human health.

COMMUNICATION OUTREACH

SMDC updates Site and project status information on its organizational website: www.snowymountaindevelopment.com. In addition, Brownfields projects are summarized in SMDC's Executive Director's Reports, which are discussed at SMDC's Board Meetings, and uploaded to its electronic publishing platform on ISSUU: <https://issuu.com/snowymountaindevelopment>.

SMDC staff also upload photos and project information on its Facebook page: www.facebook.com/snowymountaindevelopment and LinkedIn page: <https://www.linkedin.com/company/snowy-mountain-development-corporation>.

SMDC staff provide Media Releases to local newspapers and radio stations informing them of newsworthy project updates.

CONTACTS

Entity	Name	Title	Address	Phone Number	Email Address
Media Contact	Bozeman Daily Chronicle	Advertising Department	2820 West College Bozeman, MT 59718	406-587-4491	citydesk@dailychronicle.com
City of Bozeman	Dennis M. Taylor	City Manager	121 N Rouse Ave, Bozeman, MT 59715	(406) 582-2306	
MSU Innovation Campus	Matt Stroth	Chief Executive Officer	1501 South 11 th Avenue PO Box 172755 Bozeman, MT 59715	(406) 994-4104	matt.stroth@msuaf.org
Innovation Campus Partners (ICP)	Adam Friedman		222 East Main Street, Bozeman, MT 59715	(406) 314-9005	adam@chartweb.com adam@msuinnovationcampus.com
State of Montana Fire Marshal	Sally McKenna	Deputy State Fire Marshal, Area 4	P.O. Box 31094 Billings, MT 59107	(406) 896-1094	smkenna@mt.gov
MT DEQ	Jason Seyler	MT DEQ Brownfields Lead	P.O. Box 200901 Helena, MT 59620-0901	(406) 444-6447	jseyler@mt.gov
U.S. EPA	Greg Davis	Brownfields Project Manager	US EPA, Region 8 1595 Wynkoop Street Denver, CO 80202	(303) 312-6184	gregory.davis@epa.gov

REFERENCES

Asbestos Inspection Report for MSU Innovation Campus – Nelson Dairy Center, Bozeman, MT; prepared by Environmental Solutions LLC, September 19, 2018 – (25 pgs.)

Montana Property History Record – N.L. Towne Experimental Dairy Center, Montana State Historic Preservation Office, prepared by Montana Preservation Alliance, November 20, 2019. (13 pgs.)

MAP 1: Overview of Site Location Area

