

Carie A. Fuhrman, AICP  
Planning/Community Development Director

651.204.6027 Phone  
651.204.6100 Fax  
carie.fuhrman@cityvadnaisheights.com



The City of Vadnais Heights  
800 East County Road E  
Vadnais Heights, MN 55127

## *Memorandum:*

TO: Mayor Johannsen and City Council Members

FROM: Carie A. Fuhrman, Planning/Community Development Director

DATE: October 15, 2014

SUBJECT: Garceau Site Contamination Investigation Grant Application

### **Requested Council Action**

- Approval of the attached resolution:
  - Approving the submittal of a grant application to investigate the potential contaminants and produce a Response Action Plan (RAP) on the former Garceau Hardware & Power Equipment Site
  - Committing to cover the local match requirement
- Approve the ordering of the asbestos inspection and hazardous materials assessment
- Allow the City Administrator to negotiate a new agreement for the purchase of the site

### **Background**

The Garceau Hardware and Power Equipment site has sat vacant since 2012 with some limited interest in purchasing the site. A Phase I environmental investigation was completed in May 2014 and revealed a spill on-site in 1996, a spill on the former Vadnais Heights Muffler Shop (located to the east), as well as fill material of unknown origin placed on the site. This information, along with the known historic maintenance activities and associated substance/petroleum products on the subject property, has led to a recommendation that a Phase II environmental investigation be completed to evaluate potential soil, groundwater, and soil vapor contamination associated with the site in order to prepare for redevelopment.

**Further Investigation Costs.** A proposal was received from SEH to perform the Phase II Environmental Site Assessment and to assist the City in obtaining a "No Association Determination" letter from the MPCA Voluntary Investigation and Cleanup (VIC) Program, totaling \$16,650. An optional asbestos inspection and hazardous materials assessment can be performed for an additional fee of \$4,000.

If contamination is discovered on the site, a Response Action Plan (RAP) is required not only from the MPCA, but also from DEED if further grant funds would be requested to actually clean-up the site. SEH has provided an estimate of \$5,000 to perform the RAP.

**DEED Grant.** The Department of Employment and Economic Development (DEED) offers a Contamination Investigation and RAP Development Grant Program, which could be used not only to

C:\Users\Lisa.Comstock\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\9B35PAZH\Garceau Grant Submittal Memo.docx

11D

cover the Phase II and RAP, but also the Phase I environmental investigation that was already performed. Grants for up to \$50,000 are available with a 25% local match requirement. (Asbestos inspection and hazardous materials assessment are not eligible.) The local match required would equal approximately \$6,462.50 based upon the following information:

Phase I:	\$4,200
Phase II:	\$16,650
<u>RAP:</u>	<u>\$5,000</u>
	\$25,850 → 25% match is \$6,462.50

Asbestos: \$4,000 (Additional; not covered by the match)

If the Council is in favor, I would recommend approval of the attached resolution with a local match not to exceed \$7,000. (Staff is evaluating cost sharing of the local match requirement, so the city's contribution could be lower). Given the new information, I would also recommend allowing the Administrator to negotiate a new agreement with the property owner.

Encl: Resolution approving the grant application submittal, commit to the local match requirement, and authorize contract signatures

**RESOLUTION NO. 14-10-\_\_**

**RESOLUTION OF THE CITY OF VADNAIS HEIGHTS, RAMSEY COUNTY, MINNESOTA**

**APPROVE THE SUBMITTAL OF AN APPLICATION TO THE  
CONTAMINATION INVESTIGATION AND RESPONSE ACTION PLAN (RAP)  
DEVELOPMENT GRANT PROGRAM FOR THE GARCEAU SITE THROUGH THE  
MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT,  
COMMIT TO THE LOCAL MATCH REQUIREMENT, AND AUTHORIZE CONTRACT  
SIGNATURES.**

WHEREAS, the city of Vadnais Heights is located within the seven county metropolitan area defined in section 473.121, subdivision 2, and is participating in the local housing incentives program under section 473.254.

WHEREAS, the city of Vadnais Heights shall act as the legal sponsor for project(s) contained in the Contamination Cleanup Grant Program to be submitted on November 1, 2014 and that the City Administrator is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the city of Vadnais Heights.

WHEREAS, the city of Vadnais Heights has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

WHEREAS, the sources and amounts of the local match identified in the application are committed to the project identified.

WHEREAS, the city of Vadnais Heights has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT RESOLVED that the city of Vadnais Heights has approved the Contamination Cleanup grant application to be submitted to the Department of Employment and Economic Development (DEED) by November 1, 2014 by the city of Vadnais Heights for the Garceau site.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the city of Vadnais Heights may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that the city of Vadnais Heights certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FINALLY RESOLVED that the Mayor and City Administrator are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

This Resolution was declared duly passed and adopted and was signed by the Mayor and attested to by the City Administrator this 15th day of October, 2014.

\_\_\_\_\_  
Marc A. Johannsen, Mayor

ATTEST:

\_\_\_\_\_  
Kevin Watson, City Administrator

(SEAL)