

Threshold Criteria for Cleanup Grants Cambridge, MD

Applicant Eligibility

The applicant is an incorporated municipality.

Information on Previously Awarded Cleanup Grants

N/A- No cleanup grants have been awarded to the City.

Site Ownership

The subject site, 307 Gay St., is owned by the City of Cambridge.

Basic Site Information

This building served as the site of city administrative operations until offices were moved to 410 Academy St. which had been the previous police department. The target area is the downtown portion of the City of Cambridge which is located within the Sustainable Communities boundary as designated by the state of Maryland.

Included in the boundary of the target area are the two historic districts, the Downtown Waterfront District, the Arts and Entertainment District, the Heritage Area Target Investment Zone and the Enterprise Zones. The Sailwinds Visitor Center, home to the County Office of Tourism, is close by.

History of Contamination at the Site

The site assessment, completed on September 17, 2014 by Aerosol Monitoring and Analysis of Hanover, MD, discusses the following contaminants present at the site: asbestos, lead-based paint, polychlorinated biphenyls, mercury vapor lamps, apparent mold growth, avian fecal matter, smoke detectors, mercury thermostats, unknown chemical/paint containers, unlabelled 55-gallon drums, and fuel oil storage tanks.

Site Meets Definition of a Brownfield Site

The site meets the definition of a Brownfield site. CERCLA1 defines a "Brownfield Site" as: "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Brownfield sites include residential, commercial, and industrial properties. The former City Hall at 307 Gay St., meets this definition.

Description of the Environmental Assessment Conducted at the site

The assessment discussed six components that each contribute towards cleaning up the old Cambridge City Hall building that is currently unable to be used due to the various contaminants there. These components would include asbestos removal, PCB/MLV removal, lead based paint removal, removing old smoke detectors, eliminating mold growth, and removing unknown and potentially dangerous chemicals left in the building along with old mercury filled thermometers.

To determine the need for this cleanup project, an in depth study was performed by Aerosol Monitoring & Analysis, Inc. to look for hazardous substances and significant dangers to human health at the former Cambridge City Hall at 307 Gay Street in Cambridge Maryland. The hazardous materials survey found numerous threats to health within the building and in its building materials. Materials within the building were tested where appropriate with relevant chemical and physical tests to ascertain the existence and concentration of asbestos, mold, lead paint, polychlorinated biphenyls, and other substances. It was decided that a cleanup would need to occur on a significant level if the building was to be used again.

Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

Property-Specific Determination

No property-specific determination is required.

Property-Ownership Eligibility Information

The property owner, the City of Cambridge, is eligible because the property was publicly owned and acquired prior to January 11, 2002.

The City of Cambridge affirms the following:

- (a) The property was acquired under the following circumstances:
- (b) The property was acquired prior to 1/11/02
- (c) All disposal of hazardous substances at the site occurred before the City acquired the property.
- (d) The City of Cambridge has not caused or contributed to any release of hazardous substances at the site.
- (e) The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

Cleanup Authority and Oversight Structure

a. Supervision will be provided by a dedicated inspector position for a period of six months. The City does not plan to enroll in a state or tribal response program. The City understands that it will be required to consult with EPA to ensure the cleanup is protective of human health and the environment. We will comply with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326 and ensure that this technical expertise is in place prior to beginning cleanup activities.

b. The cleanup will not impact adjacent or neighboring properties.

Community Notification Documents

These documents are attached.

Cost Share

The cost share will be paid from City General Funds.