



**GARDINER CITY COUNCIL**  
**AGENDA ITEM INFORMATION SHEET**



<b>Meeting Date</b>	11/20/2024	<b>Department</b>	Planning/Economic Dev
<b>Agenda Item</b>	4.i) Discussion regarding removal of potentially contaminated soils from the former TW Dick Property		
<b>Est. Cost</b>	N/A		

**Background Information**

The City of Gardiner owns the vacant lot at 1 Summer Street. The site is the former Discussion regarding removal of potentially contaminated soils from the former TW Dick property location for the TW Dick steel manufacturer. In 2017 this lot along with other former TW Dick properties were part of a Brownfields remediation project to address the contaminants on the sites. The 1 Summer Street property was the only lot which was not developed into commercial and residential buildings during the remediation process. After removing the structure on the site, a layer of cover material was placed on top of the soils involved with the Brownfields project. This barrier was covered with clean fill and seeded.

Mastway Development has a purchase option for the lot to construct a 32-unit workforce housing building on the site. This project has received planning board approval and awarded funding from Maine State Housing Authority. The project will require digging into the hillside property past the cover layer and into the potentially contaminated materials which were left on site in 2017.

Disturbing and removing these soils is an environmental concern and subject to Maine DEP regulations. This can add significant costs to developing the site. Economic Development Director Lindley will be joined by the City's Brownfields consultant project manager Nick Sabatine and Matt Morrell from Mastway Development to discuss possible options to address the situation.

<b>Requested Action</b>	
<b>City Manager and/or Finance Review</b>	
<b>Council Vote/ Action Taken</b>	
<b>Departmental Follow-Up</b>	

<b>City Clerk Use Only</b>	1 <sup>st</sup> Reading _____	Advertised _____	<div><b>EFFECTIVE DATE</b> _____</div>
	2 <sup>nd</sup> Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____