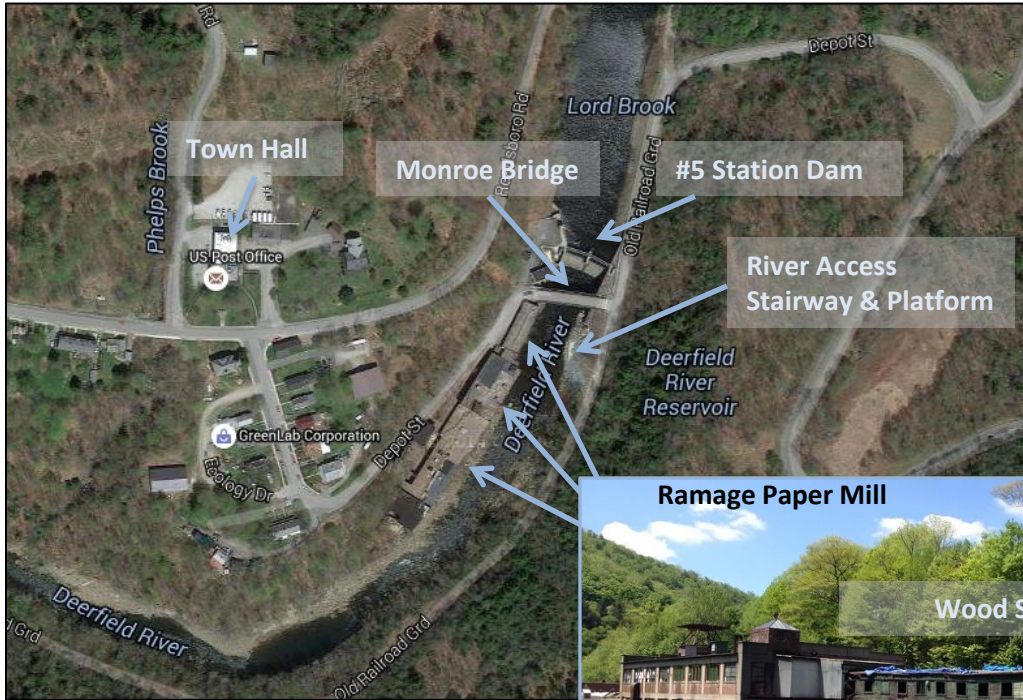


FACT SHEET: Brownfields Clean-up Project for the Former Ramage Paper Mill – Wood Structure, Depot Street, Monroe, MA



Paper manufacturing began on the site in 1887 and continued until 1996. Since then, the building has deteriorated significantly, and in particular the green, wood structure. A recent assessment has found hazardous building materials in the wood structure.

Adjacent to the Mill is Monroe Bridge and the #5 Station Dam. The hydroelectric dam has scheduled releases of water for recreational and habitat protection purposes.

There is great concern about the condition of the building and its foundation, and the potential for

further deterioration. If building debris were to contaminate the Deerfield River, it could significantly harm the robust outdoor recreation industry, which is a major economic driver for the region.

Facts about the Town of Monroe, MA

2015 Population: 121

2015 Unemployment Rate: 8.9%

2014 Per Capita Income: \$25,697 (MA per capita income is \$36,441)

FY2016 Single Family Parcels: 66

FY2016 Average Single Family Assessed Value: \$93,877

FY2016 Average Single Family Tax Bill: \$1,118



Property Uses – Past and Present

Historical Use and Ownership

Paper manufacturing began on the site in 1887 by James Ramage. By the 1920s, the mill was owned by the Deerfield Glassine Company, which became Deerfield Specialty Paper in the 1970s and continued until operations ceased in 1996. The five-acre parcel is served by a municipal water and sewer system.

In 1996, Monroe Bridge Holding Corp. LLC/Jeffrey Phillips acquired the site. The Town filed a taking in 2002 due to unpaid taxes since 1999, but did not pursue title acquisition.

Due to condition, the Town's building inspector condemned the property in 2015. A tenant who had occupied an upper floor of the cement and brick portion of the building moved out in 2015. This tenant had been in the building since the early 2000s and had no contact with the property owner for many years.

In July 2016, Monroe Board of Health officials issued a demolition order for the wood structure. There was no response from the property owner.



Rafters wait below the wood structure for all boats to be launched before going down the Deerfield River.

Deerfield River Access & the Rafting Industry

The #5 Station Dam, operated by TransCanada, has 32 scheduled days of water releases from May-October, that create Class II to IV rapids along this area of the Deerfield River.

Across from the wood structure is a stairway and boat slide, and river access platform. This facility is used by multiple companies that offer whitewater rafting excursions to thousands of visitors each year. In addition to these companies, independent groups of rafters and individual kayakers use these facilities. TransCanada created and maintains these and other facilities along the Deerfield River.

The Deerfield River serves as an important economic driver for the growing adventure tourism/outdoor recreation industry in western Franklin County. As the industry's popularity has grown, new restaurants and retail shops in neighboring communities have been established.



Stairway and boat slide, and platform used to access the Deerfield River.



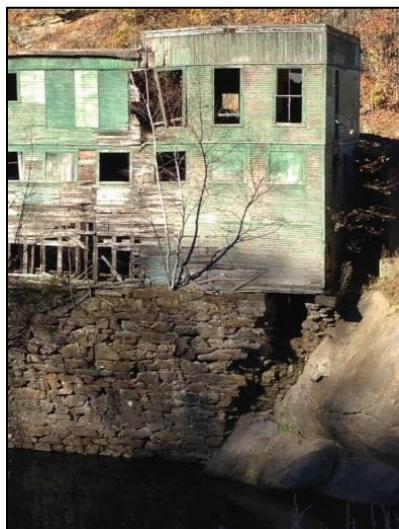
Individuals park along side the Mill to unload kayaks and passengers.

Environmental Contamination and Clean-up

Brownfields Assessments

A Phase I Environmental Site Assessment was completed in 2003 by Tighe & Bond, through the FRCOG Regional Brownfields Program as funded by an EPA grant. The Phase I concluded that oil or hazardous materials had been used in the mill and asbestos had been identified in a portion of the building. In addition, the potential existed for releases to have occurred from tanks and transformers on the site. The Phase I report recommended a site visit and subsequent subsurface investigation be conducted for the entire parcel.

In April 2016, the Town gained site access to the wood structure through an emergency order of Housing Court to have a Hazardous Building Materials Assessment (HBMA) completed for the wood structure. Again, with funding provided by an EPA grant to the FRCOG Regional Brownfields Program, Tighe & Bond completed a HBMA for the wood structure in May 2016. The report concluded that the hazardous contamination found included: asbestos containing materials; hazardous materials including florescent light tubes, light ballasts, tires and containers of oils; and lead paint.



Close up of wood portion of building, and missing foundation. Local officials reported that run off from Tropical Storm Irene flooding went through the building and foundation in 2011.



Inside of wood structure from a 2013 site visit.

Clean-up Funding

As part of the HBMA, Tighe & Bond developed a probable cost estimate for the abatement of hazardous materials and demolition of the wood structure of approximately \$260,000.

In September 2016, the Town applied for a Brownfields Clean-up Subgrant from the FRCOG Regional Brownfields Program. Pending the Town's acquisition of the wood structure parcel, a subgrant of up to \$100,000 for the clean-up and related eligible costs was awarded.

Also in September 2016, the Town received a \$30,000 community investment grant from TransCanada to support efforts to address the imminent concern of the wood structure.

Redevelopment Plan and Current Status

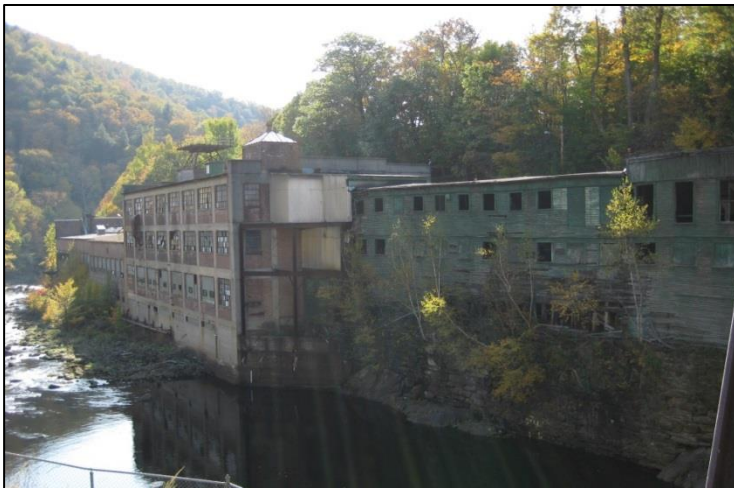
Officials from the Town of Monroe continue to work with FRCOG, state and federal agencies, and other important stakeholders, such as TransCanada and the outdoor recreation industry. Efforts underway focus on securing financial assistance and resources to address the immediate concerns of the wood structure. However, efforts also continue to explore the long-term future for the entire historic mill property.

The Town is proceeding with an eminent domain process to acquire the wood structure parcel in 2016. Once acquired, the Town will be able to leverage resources to support clean-up, demolition and redevelopment of the site. The Massachusetts Office of Energy and Environmental Affairs (EEA) is one such resource. EEA is proposing to provide support to the Town to help demolish the wood structure and create a small public park on the site.

For more information about this project, please contact:

Marcella Stafford-Gore
Town of Monroe
Town Hall, 3C School Street
Monroe, MA 01350
Telephone: 413-424-5272
Email: monroe01350@yahoo.com

Peggy Sloan
Franklin Regional Council of Governments
JWO Transit Center, 12 Olive Street
Greenfield, MA 01301
Telephone: 413-774-3167 x133
Email: psloan@frcog.org



Mill site in October 2009



Mill site in March 2016

Photographs taken from similar vantage point over the years, show continued decline in the green, wood portion of building and its foundation.