



Ready for Reuse Lincoln County Industrial Property

875 Highway 2 South, Libby, Montana 59923



Images from left to right: Entrance to Kootenai Business Park, view of site acreage and community reuse planning meeting in 2017.

Site Name: Libby Asbestos Superfund Site, Operable Unit 5 (OU5, the Former Stimson Lumber Mill); the Libby Groundwater Superfund Site is partially co-located with OU5 of the Libby Asbestos Site.

Size: 400+ acres

Existing Site Infrastructure: All major types of infrastructure are located on site. Rail access is available.

Readiness for Reuse: The OU5 property is ready for commercial, industrial and recreational use.

Working with the Lincoln County Port Authority and International Paper Company, EPA is supporting a redevelopment planning project for the area.

Use Restrictions: Legal controls and risk communication tools are in place and are progressing to ensure that the remedy remains protective.

SETTING:

- The OU5 property is part of the Kootenai Business Park. It is zoned for commercial and industrial redevelopment, as well as recreation.
- Libby Creek lies to the east, the BNSF railroad to the north, and residential, commercial and industrial areas to the south and west.
- The site sits at the junction of State Highway 38 and U.S. Highway 2.
- The Lincoln County Port Authority currently owns the Libby Asbestos OU5 property. The International Paper Company currently owns about 34 acres of the Libby Groundwater site, adjacent to the OU5 property.
- Surrounding population: 0.5 mile, 843 people
2.5 miles, 4,824 people | 4 miles, 6,507 people.

REMEDIAL STATUS:

- From 1946 to 2003, a series of companies operated a lumber mill at the OU5 property, with wood treating operations occurring from 1946 to 1969.
- Vermiculite mined from Libby was found to be contaminated with Libby amphibole asbestos (LA), known to cause human health effects.
- The use or transportation of vermiculite products at the site resulted in contamination of soil, debris and structures.
- EPA placed the Libby Groundwater site on the Superfund program's National Priorities List in 1983.

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

- EPA placed the Libby Asbestos site, including OU5, on the National Priorities List in 2002.
- Short-term cleanups – called removal actions – took place at the OU5 property from 1999 to 2013.
- The remedy for the Libby Groundwater site includes connecting impacted residences to municipal water, restrictions on drilling and groundwater use, removal and treatment of source area soils, extraction and treatment of shallow groundwater, and monitoring of shallow and deep groundwater.
- Now that remedial actions are complete, long-term operation and maintenance activities and monitoring are ongoing for Libby Asbestos OU5. Cleanup continues at the Libby Groundwater site.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/libby-asbestos