

**COMMUNITY INVOLVEMENT PLAN**  
**City of Bisbee Clean-up for 30 main Street.**  
**Brownfield Grant**

**5/25/2025**

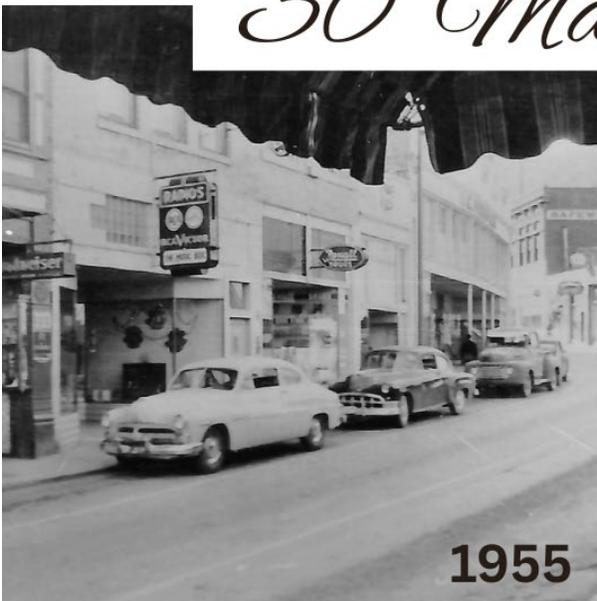


1945



2016

*30 Main Street*



1955



1908

**Project Contacts:**

**Matthew Gurney**

**Prepared by:**

**Melissa Hartman**

## **Site Description and Location:**

The corrective action area consists of parcels at 30 Main Street, Bisbee Arizona, on approximately 0.07 acres of land. This property was subject to the Brownfield Limited Asbestos Survey in March 2024. The building was severely damaged by fire and contained significant amounts of asbestos, which included asbestos in fire debris, vinyl floor tiles, roofing materials, and window debris. Some portions of the site were inaccessible due to fire damage and an ongoing fire investigation. That investigation has now been closed. This resulted in an unknown cause for the fire.

## **History and Background:**

Bisbee is a historic town in Cochise County, Arizona, with a population that includes small business owners, around 5,000 residents and tourists that we welcome into our town. Due to the recent fire at 30 Main Street, there is widespread concern about potential environmental contamination and its effects on public health and safety.

The property is listed in the National Register of Historic Places. The current owner of this location at 30 Main is the City of Bisbee. The city purchased this building after the fire and intends to rehabilitate the building for City of Bisbee, use.

A combined Analysis of Brownfields Clean-up Alternatives (ABCA) has been written for this site and completed its 30-day comment period.

## **Nature of Threat to Public Health and Environment:**

Asbestos contamination at 30 Main Street stems from the presents of asbestos-containing materials (ACMs) identified in the fire damage. The deteriorated state of the building, compounded by fire debris containing asbestos, increases the likelihood of fiber release during demolition or renovation activities. In addition to health risks, the improper handling of asbestos could result in environmental contamination, particularly through airborne dispersal or soil contamination from debris. Given these hazards, strict adherence to regulatory requirements and guidelines from both EPA and OSHA is essential to mitigate exposure and protect the health of the workers, residents, and the surrounding environment.

## **Proposed Remediation:**

The 30 Main locations require a comprehensive asbestos abatement process in accordance with EPA and OSHA regulations. We are currently in process of choosing a licensed asbestos abatement contractor, and the clean-up will begin with removal and disposal of asbestos-contaminated materials, (ACMs) including Fire debris, roof membranes, floor tiles and window fabrics and any left-over inventory. Along with the cleanup, continuous air quality monitoring, to ensure levels remain within safe limits. All (ACMs) will be securely wrapped in appropriate containers, and those containers will be tested. The (ACMs) will be transported to a certified disposable facility. Following this removal, the site will undergo final testing to confirm that it is free from contamination before any renovations or redevelopment begins. This remediation plan is designed to protect public health and prevent environmental contamination during and after the cleanup process.

### **Meeting Goals of City of Bisbee,**

The City of Bisbee is currently working and updating the Comprehensive Plan. This updated plan established goals to redevelop its commercial node at the hub of the downtown area, with additional employment and income-generating uses. The plan establishes a need for an area wide plan to address infrastructure, provide amenities, and attract reinvestment in our commercial core. Additionally, this plan is to improve community quality of life with specific goals focusing on redevelopment, adaptive reuse of existing structures, and attract reinvestment in the downtown area.

## Community Involvement Activities:

<b>Public Meetings/ Postings</b>	<b>Date/Time/Location</b>	<b>Organization</b>
<b>Initial public comment and public meeting</b>	Oct 9,2024 -Nov.8th Tues Nov 19,2024 additional comment period: Nov.-Dec. 2024	Comment period published on City page. Public forum at City Council meeting
<b>Meeting with downtown group and local press</b>	Feb 14,2025, meet with media and owner of surrounding buildings	Owners of 28 and 31 Main Street
<b>Environmental site assessment and remediation planning</b>	On -site 30 Main, Bisbee AZ. On-going	City Staff and community members
<b>30 comment periods for 106</b>	May- June 2025	Received numerous comments from Citizens
<b>30-day comment periods for ABCA</b>	July – Aug 2025	Community input via Facebook
<b>Continually accept comments at public meetings, Facebook, take calls directly</b>	On-going	City Staff and Council Planning and zoning meeting
<b>Dedicated contact line</b>	On-going	An email and phone number is provided for community members
<b>Will hold community outreach event prior to contactors starting remediation</b>	No date yet	

**Key Community concerns:**

Health and safety concerns about the potential exposure to airborne asbestos fibers during the clean-up process.

Impact on local businesses; disruption of both driving and walking on the street for business near clean-up.

Transparency and Access to Information, Need for clear and frequent updates to downtown business.

What safety measures will be utilized and implemented?

Property Values and Future use: concerns over long-term viability for the area.

**Spokesperson and Information Repository**

**Matthew Gurney, Public Works Director, email: [MGurney@bisbeeaz.gov](mailto:MGurney@bisbeeaz.gov)**

**Melissa Hartman, City Planner, email [MHartman@bisbeeaz.gov](mailto:MHartman@bisbeeaz.gov)**

**Phone: City Hall 520 432-6000**

**The following pages are public commentary.**

# City of Bisbee's Post



City of Bisbee

July 28 at 5:37 PM · 🌐



Request for input and comment regarding 30 Main Street.

**Request for input and comment regarding the Analysis of Brownfield cleanup alternatives (ABCA) for 30 Main Street, Bisbee AZ.**

**The 30-day comment period will be in effect from July 28, 2025 until August 19, 2025**

The subject property consists of approximately 0.03 acres of land (Cochise County Parcel Number 103-62-162) and was developed as a commercial structure. The building was constructed (circa 1901) and was a two-story building. Because of the fire the second story collapsed. The subject property is owned by The City of Bisbee.

The City of Bisbee with the US Environmental Protection Agency EPA invites you to provide input on the remedial alternatives that would reduce contaminant exposure to levels protective of Human health and the environment, based on site-specific conditions, technical feasibility and preliminary cost evaluations. The ABCA was completed to meet the requirement of a subgrant from an EPA Revolving Loan Fund Grant that has been awarded to Cochise County

Please address comment either through email: mail, or phone call to: Melissa Hartman, City Planner, City of Bisbee

Phone (520) 525-5316 or email [MHartman@BisbeeAZ.gov](mailto:MHartman@BisbeeAZ.gov), or drop off written comment to City Hall at 118 Arizona Street, Bisbee AZ, 85603

Boost this post to get more reach for City of Bisbee.

Boost post



Comment as Ashlee Coronado



You're commenting as Ashlee Coronado.



### City of Bisbee's post

attached to Cochise County

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Boost this post to get more reach for City of Bisbee.

Boost post

6

9 comments 4 shares

Like

Comment

Share

#### All comments



Chico Wild

OK City of Bisbee, I'm going to be a little snarky here, but can anyone explain what a "contaminant exposer" is?

3w Like Reply



Barbara Transue Brewer

Chico Wild I'm guessing that there's asbestos in the building and that they will need to do some demolition that will release it into the air, hence potential contaminant exposure to those in the vicinity.

3w Like Reply



Chico Wild

Barbara Transue Brewer I was just pointing out the use of the word "exposer" instead of "exposure". All in fun.

3w Like Reply



Barbara Transue Brewer

Chico Wild OK. I was just trying to be helpful. Didn't catch the spelling error...

3w Like Reply



Comment as Ashlee Coronado

You're commenting as Ashlee Coronado.



1 2



### City of Bisbee's post

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 Barbara Transue Brewer I was just pointing out the use of the word "exposer" instead of "exposure". All in fun.

3w Like Reply 2

**Barbara Transue Brewer**  
 Chico Wild OK. I was just trying to be helpful. Didn't catch the spelling error...

3w Like Reply

**Chico Wild**  
 Barbara Transue Brewer 😊

2w Like Reply

**Jkr Uofa**  
 Can a new building that looks old on the outside be built there to blend in with the rest of the street?

3w Like Reply

**Monika Fuchs**  
 How about a little green oasis with plants, a waterfall and a bench?

3w Like Reply 2

**Barbara Transue Brewer**  
 Interesting...what are the alternatives?

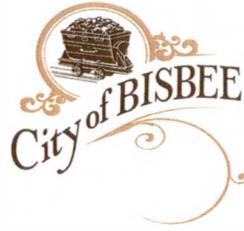
3w Like Reply

**Gus Figgy**  
 Rebuild it , if they can fix the Notredam cathedral in France after a fire this should be easy

3w Like Reply

Comment as Ashlee Coronado  
 You're commenting as Ashlee Coronado.





Scott Stollman, EPA

Stollman.scott@epa.gov

Brownfields Coordinator

Re: letter of comments received for 30 Main Street Clean-up/ABCA

Dear Scott,

The City of Bisbee is sending you the comments that were received during the 30-day comment period for the Clean-up at 30 Main Street Bisbee Arizona 85603, and comments on the posted ABCA. This comment period was from July 22nd, 2025, until August 19<sup>th</sup> 2025. We did receive a one-in-person visit from a former City Council member the day after the comment period. I have included his comments below for your review. These comments are presented in this document as is and were received.

You will note that most of these comments have to do with what the outcome of the building at 30 Main will be. The building is located in the middle of Bisbee's bustling downtown area. This is the hub of shops and restaurants for our tourist population. So many citizens are wondering what the outcome of this building will be slated for. This was the bulk of comments as opposed to comments about the actual ABCA documents.

We are awaiting any comments you may have so we can begin to bring this building back to an essential part of the Bisbee downtown. Please feel free to contact me with any questions or concerns.

Respectfully submitted,

Melissa Hartman,

City Planner, City of Bisbee -mhartman@bisbeeaz.gov



Att:

Comments on 30 Main Street Bisbee AZ, 85603

1. I did receive a visit from a former City of Bisbee Council member and an active participant in our community. He would like to see the development of the 30 Main location into a historical, interactive place to showcase our 1917 Firetruck, historical photographs and a way for children to climb on the truck and watch a video of this truck heading down main street to a fire. In addition to this interactive site can also be the home of the Tourism office for the City of Bisbee.

The Other comments are attached.