

January 14, 2010 BAC Meeting

This is a quick recap of the last Brownfields Advisory Committee meeting for those of you who were unable to attend.

- I want to thank everyone again for their support of the extension of our Brownfields program through a new grant application. We received notice from the EPA that our application was complete and submitted on time. They stated they would notify us in the spring if we would be receiving a new grant award.
- GIS Inventory – We tested the search functions of the Brownfields Inventory and GIS mapping system. Some of the suggestions were as follows:
 - Add a line to the Recognized Environmental Conditions box that states there were no findings of concern on the site when there has been an environmental assessment conducted that did not identify the need for further action.
 - Look into whether other TCEQ reports are available to be uploaded into or linked to the database.
 - Verify that all of the records that were added to the database at a later date are also showing up on our mapping software.
 - Change the “Uploaded Date” on records that include an assessment report to “Assessment Date”.
 - Add contact information for Economic Development and environmental assessments through the Brownfields Program.
 - Market this tool to the Chamber and local realtors.
- There were also a few miscellaneous items to discuss, such as the fact that we have a new EPA Project Officer, Rita Ware, and a new Quality Assurance Manager here with the City, Marc Paustian. Marc was also in attendance at the meeting.
- The EPA has announced that the 2010 Brownfields Partners Forum will be held in Arlington. This is a conference of sorts for all of the grantees that are within what the EPA considers Region 6, which includes Texas, Louisiana, Oklahoma, New Mexico and Arkansas. I had stated at the meeting that the Forum would be in early May; however, I just found out that it has been delayed until late summer or early fall.
- Current Status of Assessments:
 - 808 N Collins (Taqueria) – Terracon completed a Phase III asbestos abatement plan on this property. The same company owns this property and the apartments behind it, which Terracon also did asbestos assessment and abatement plans for. The owner hopes to eventually construct a new development covering both properties.
 - 1513 Raines – The City was finally able to complete the purchase of this property for future use as Valley View Park. We had Terracon complete a Phase II asbestos assessment, and as some asbestos was found, we have also gotten approval from the EPA to move forward with an asbestos abatement plan prior to demolition.
 - 1110 & 1116 W Abram (Browne Properties) – The owner is working with the City’s Economic Development Department in his efforts to redevelop this property with multi-family/student housing. Terracon performed a Phase I assessment on the sites to meet the bank’s requirements for refinance. They found

some potential asbestos concerns; however, due to the instability of at least one of the two-story buildings, Terracon has not yet been able to complete the Phase II asbestos assessment. We are waiting to see how the owner wishes to address the safety concerns.

- 2801 E Arkansas (Old Montgomery Ward) – The owner of the property had already conducted the necessary assessments and received a Municipal Settings Designation on this property, which prohibits using the groundwater on-site, and had applied for a Voluntary Cleanup Program certificate. He was in the process of selling the property to a Stereo Sound business. This potential purchaser's bank wanted a new Phase I assessment summarizing all of the environmental work that had been done before they would sign off on the sale, so Terracon completed the necessary Phase I.
- 216 & 218 Kerby and 1001 & 1003 UTA Blvd – A potential purchaser was interested in buying these properties in order to construct a new mixed use development, possibly including student housing. Terracon completed the needed Phase I assessment for the potential purchaser and identified some possible asbestos containing materials on-site. The potential purchaser was notified of this concern, but has not yet requested a Phase II asbestos assessment.
- 1000 & 1016 W Abram (UTA Office & Vacant Land) – The same potential purchaser as above contacted the City in regard to these properties. He was considering doing one large redevelopment project. Terracon identified some possible contamination concerns from the former Stop N Go facility to the north of the site and the printing press establishment to the northwest of the site. There were also some possible asbestos containing materials within the building. The potential purchaser was notified of these concerns, but has not yet requested a Phase II assessment.
- 2405 W Harris – Chesapeake is considering selling off a portion of this property and wanted to determine whether the pesticides involved in the previous agricultural uses on the site caused any contamination. We are still waiting for the EPA to approve the Phase II assessment.
- 700 E Arkansas – Chesapeake is considering selling off a portion of this property as well and wanted to determine whether a nearby drycleaner caused any contamination to the site. We are still waiting for the EPA's approval of this Phase II assessment as well.
- We have started a new initiative within our Brownfields Program, which is focused on redevelopment planning for high priority sites. Eric Adams was in attendance at the meeting, representing both Adams Engineering and Stainback Public/Private Real Estate (SPPRE), the consultants we will be using for this initiative. Eric explained that SPPRE would analyze the sites selected looking at things such as infrastructure and demographics, and determine recommended uses/developments. This analysis will be outlined in a brief document that will be made available to developers who might be interested. Eric gave an example of how they might go about this, looking to see if there is "retail leakage" in an area, which would mean there were consumers that could be spending money in one area, but because they have no options there, are traveling further away to spend their retail dollars. After Eric's discussion, the committee voted on their top 5 priority sites. The results were as follows:

1. 500 E Abram
2. 709 W Abram
3. 1425 N Cooper
4. 110 E Third, 201 E Fourth, 202 E Third and 704 & 7065 Glenn Crossett
5. 216 & 218 Kerby St, 1001 & 1003 UTA Blvd and 1000 & 1016 W Abram

The grouped addresses are sites that are in the same general area, so they could all be counted as one site. Adams Engineering will be doing some possible site plans and elevations based on SPPRE's recommendations, which will be included with the analysis.