

January 27, 2011 BAC Meeting

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

- Redevelopment Planning Initiative – Jared Bratz with EBG Engineering, our new redevelopment planning firm, was in attendance to introduce himself and discuss his take on the initiative. While he plans to look at some of the same things the previous consultant did: demographics, traffic, site planning, etc. He also wants to attach actual numbers to the redevelopment plans and try to make them something more “developer friendly” that could be shopped around. As the City is going to try to conduct redevelopment plans as sites enter our program, the Arlington Orthopedic site near Orthopedic Way and Secretary Drive will be our first redevelopment plan. Jared has already met with the City and the property owner to discuss ideas.
- Current Status of Assessments:
 1. 200 & 210 E South – The Phase I assessment found several potential contaminants on the property, including an old blacksmith shop that had been located on site. These required further investigation, so Terracon began working on a Phase II. The Phase II confirmed some minimal contamination on the site. We are currently in discussions with the owners to see how they would like to proceed.
 2. 1001 S Center; 101 Hosack; 920, 906 & 908 S Mesquite – The only problems identified at this site in the Phase I assessment were some possible asbestos and mold concerns in the apartment buildings. When the owner is ready to move forward with demolition and redevelopment, he plans to get back in touch with the City to see if we can help him address these concerns.
 3. 3015 Avenue E East – The Phase I completed at this property identified several potential contaminants including hazardous wastes that were generated by Federal Sign, the prior owner. These required further investigation, so Terracon began working on a Phase II. The Phase II did not find any contamination problems that were at a high enough level to be of concern, so the owner can proceed with his refinance.
 4. 903 Ashford Lane – This is an apartment complex that was being purchased by a new owner. When the prospective purchaser completed a Phase I on the site, he found that there had been sand and gravel mining on the site in the past and that there was a recently discovered petroleum release at an adjacent gas station. Due to these concerns, he contacted the City about conducting a Phase II assessment. Terracon did not find any contamination problems that were at a high enough level to be of concern on the site, though, so the sale should proceed.
 5. Cleanup Planning – We continue to work on MSD applications at 2544 E Abram, 804 N Collins and the Arlington Orthopedic site near Orthopedic Way and Secretary Drive.
- Alma Martinez gave an update on NCTCOG’s progress with their Brownfields Revolving Loan Fund grant. They still have money available, particularly in the

petroleum category for interested cities. The City of Dallas has completed their cleanup using NCTCOG's funds.

- There were a couple of other questions about future development in the City. One person asked about construction happening near Mitchell and Center. Though it's hard to be sure without an exact location, this is likely related to or part of UTA's College Park District development. This is a link to UTA's website for more information on that project, <http://www.uta.edu/collegepark/>. Another question came up about development happening on the west side of Cooper between Harris and Turner Warnell. Again, it is hard to be sure, but the only new development I saw in our system was the ongoing Valista Office Park project that is located just south of Harris along Cooper.