

February 10, 2009 BAC Meeting

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

- John Sallman, our Terracon Project Manager, presented a brief demonstration on the capabilities of the searchable Brownfields database that Terracon is working on. There was quite a bit of discussion afterwards concerning liabilities the City might be inviting by listing sites in this inventory as possible Brownfields. City staff will engage in further discussion with our legal department to discuss the level of searchability that should be available to the public and other possible uses for the database.
- There are several new Brownfield sites that Terracon has completed or started assessments on.
 - 7215 New York – This is the property the City is purchasing from Tarrant County for the purposes of creating a park. A Phase I and II assessment were conducted on this site. Terracon found high levels of selenium in the groundwater and are suggesting that we pursue a groundwater use restriction through TCEQ. However, because the contamination is not in the soil, as long as we don't use the groundwater for irrigation purposes, there are no liabilities for the City in continuing with our plans to develop the property as a park while we wait to get approval on the groundwater use restriction. It is also possible that approximately 20 feet along the eastern property line will have to be dedicated to a gas line easement, but that will not affect the development of the property either.
 - 701 E Rogers – This is the Cambridge Terrace apartment site. The owners had already conducted a Phase I when they contacted the City. Terracon performed a Phase II assessment, which found a good bit of asbestos. Terracon is also in the process of developing a cleanup plan for the site, so that the apartments can be torn down. The owner's goal is to eventually develop this and some of the adjacent properties into some sort of mixed-use development.
 - 3309 E Division – This is the former Waffle House property, which the owner is trying to sell. Terracon performed a Phase I assessment on the site, which pointed to a likelihood of asbestos contamination. They have also begun work on a Phase II.
 - 709 W Abram – This is the old Dipert Travel Agency property that burned down. The City is in the process of trying to buy this site as part of a land banking strategy. Terracon has begun work on a Phase I assessment. Any contamination on the site is likely to have come from the two nearby gas stations.
 - 704 Glenn Crossett, 706 Glenn Crossett, 202 E Third, 201 E Fourth, 110 E Third & 112 E Third – The City has purchased these old, dilapidated houses and plans to demolish them using Community Development Block Grant funds, as they pose a health and safety risk. The City had already

conducted the necessary asbestos assessments when we found out about the project, but Terracon will be able to perform the cleanup plans for the site using our grant funds.

- 1425 N Cooper – This is the vacant property the City owns at the corner of Cooper and Road to Six Flags that used to contain a gas station and dry cleaner. Terracon completed Phase I on the site, but hasn't scheduled the Phase II assessment yet.
 - 2544 E Abram – This is the shopping center adjacent to Cowboys near 360. It used to contain a gas station and a previous dry cleaner used harsh chemicals that could have caused contamination. Terracon completed a Phase I on the site, but hasn't scheduled the Phase II assessment yet.
- During our discussion of the asbestos sites, someone asked about the wet demo method that they believed the City of Fort Worth had used in a recent demolition. Terracon looked into this method further and has since reported that although the EPA allows the wet demo method, the state (TCEQ) does not like it because they do not feel you are really eliminating asbestos exposure. Basically, instead of removing and bagging the asbestos before a building is demoed, this method has a user demolish the building with the asbestos still in it, but using water, which decreases the likelihood of asbestos flying into the air, etc. However, because the asbestos is still mixed in with the demoed building materials, the state worries that contamination could occur during transportation to the landfill. For this reason, entities using the wet demo method are likely to be subjected to intense scrutiny from TCEQ. Terracon does not recommend utilizing the wet demo method.
 - City staff has been in touch with the Cherokee Fund to see if they had selected their target areas for Brownfields funding and redevelopment, but we were told that they had not yet made these selections.
 - The first application step in NCTCOG's Revolving Loan Fund applications will be due by the end of the month. Since Arlington has not identified a site yet that needs significant cleanup, we do not have a viable submittal at this point. Alma let us know that it might be possible to submit at a later date if we found a really good project, and if NCTCOG had not received a great number of applications.