

**MINUTES OF THE
BROWNFIELDS ADVISORY COMMITTEE**

Council Briefing Room, Third Floor of the City Hall Building, 101 West Abram Street
Thursday, April 12, 2012
5:30 P.M.

City staff present included:

- Bridgett White, Assistant Director/Strategic Planning Division
- Douglas McDonald, Planning Project Manager I
- Marc Paustian, Quality Assurance Manager

Brownfields Advisory Committee members present included:

- Steven George
- Robert Knezek
- Sue Phillips
- Alma Morphis, representing North Central Texas Council of Governments (NCTCOG)
- John Stallman, representing Terracon Consultants

Grant Management Transition:

- Bridgett White has been promoted to Assistant Director/Strategic Planning Division and Douglas McDonald will be the new contact for the Brownfields Grant Program. If you have any questions, please contact Douglas at douglas.mcdonald@arlingtontx.gov or 817-459-6566.

Status of Assessments:

Bridgett White and John Stallman provided status updates on the following assessments:

- 1) 101 Hosack Street/1001 S. Center Street/906 S. Mesquite Street/920 S. Mesquite Street (Lev Investments)**
 - a. These properties were previously used as apartment complexes and are all part of the future Sapphire Multi-Family development. The Phase I assessments for these properties were completed in November of 2010. The Phase I Environmental Site Assessments (ESAs) identified potential asbestos containing materials on the properties. Based on the findings, the City requested approval for Phase II assessments on March 13, 2012.
- 2) 3801 W. Pleasant Ridge Road (Vacant Land)**
 - a. The City is interested in purchasing the property for development of a new City park. There was concern about potential contamination from the former concrete batch plant fueling station located on the adjacent property east of the site. Phase I assessment was completed on January 24, 2012. Based on the scope of services,

limitations and findings of this assessment, there were no Recognized Environmental Conditions (RECs) identified that warranted additional investigation at this time.

3) 509 North Elm Street (Woodbine Square Apartments), 108 East Cedar Street (Cedar Place Apartments)

- a. The Phase I assessments were completed on December 19, 2011 for these apartment complexes. The Phase I Environmental Site Assessments (ESAs) identified potential asbestos containing materials and lead-based paint on the properties. Based on these findings, the City submitted a request for Phase II assessments to the Environmental Protection Agency (EPA) on December 16, 2011, which were approved on January 3, 2012. The Phase II reports were completed on February 9, 2012 (asbestos) and February 17, 2012 (lead-based paint).

4) 106 Stadium Drive (Atmos Energy Office)

- a. The Phase I Environmental Site Assessment (ESA) was completed on August 3, 2011. The following Recognized Environmental Conditions (RECs) were found:
 - i. Historical off-site printing facilities, machine shops, manufacturing companies and automotive repair facilities
 - ii. The historical on-site UST

Based on the findings, the City requested approval for a Phase II assessment on August 12, 2011, which was completed on October 14, 2011. Based on the results of the Phase II assessment, the City requested approval for a Phase III cleanup plan for the remediation of asbestos containing materials from the on-site building on October 13, 2011. The Environmental Protection Agency (EPA) approved this request on October 20, 2011, and an asbestos cleanup plan was prepared for the site. The cleanup plan was completed on December 5, 2011.

Status of Municipal Setting Designations (MSDs):

John Stallman provided status updates on the following assessments:

1) 401 E. Division Street/305 North East Street (Wilkerson's)

- a. Waiting on check from owner to process the MSD application.
- b. Terracon sent notice letters to registered water well owners on March 13, 2012

2) 801 Orthopedic Way (Arlington Orthopedic Associates)

- a. The Texas Commission on Environmental Quality (TCEQ) is currently reviewing this MSD application.

3) 2544 East Abram Street (Your Lucky Lady/Comet Cleaners)

- a. City Council approved MSD application on February 22, 2011
- b. A new owner has purchased the property, so he will have to sign off on the MSD application before it can be submitted to TCEQ.

4) 804 N. Collins Street (Former Stadium Mart)

- a. City Council approved MSD application on February 22, 2011
 - b. TCEQ issued a MSD Certificate on February 29, 2012
 - c. Pending final site closure request approval by TCEQ (submitted March 2012)
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Next Advisory Committee Meeting:

- The next Brownfield's Advisory Committee meeting will take place this coming July.