

May 3, 2011 BAC Meeting

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

- City staff attended the National Brownfields Conference in April and picked up some information regarding the future of the Brownfields Program at the federal level. As follows: EPA staff are considered “non-essential personnel”, so if the federal government doesn’t adopt the FY 2012 budget in time, our EPA Project Officer would be temporarily laid off and we would lose the ability to take on new sites. The Brownfields Program has continued to be considered for funding cuts, with the possibility that some grant programs could be eliminated entirely. However, the assessment grant program, which the City currently benefits from, is expected to remain, though it could be at a lower funding level. Beginning with this year’s grant applications, the EPA is placing a greater emphasis on job training and increasing local hiring and employment through your Brownfields program.
- The City and Terracon conducted a Brownfields workshop in February, which was very well received. Based on our presentation, a local realtor asked if we could do a similar program at an Arlington Board of Realtors Breakfast, which happened in March. This also went well and actually generated two new sites for the program.
- Current Status of Assessments:
 1. 200 & 210 E South – Based on the findings of the Phase II assessment, Terracon has begun work on an Innocent Owner Program (IOP) Certificate application (Phase III). Terracon also completed an asbestos assessment on the existing structure on the property, which did find some asbestos that would have to be removed before the building could be demolished.
 2. 1101 W Abram – Terracon completed the Phase I on this site. Unfortunately, we could not proceed with a Phase II because the City was a potential contributor to any contamination that might exist from a previously closed gas leak incident that occurred at one of our garages. The EPA would not approve the Phase II request since we were a potential contributor.
 3. 3303 W Division – Terracon completed a Phase I on the property, which identified some potential concerns. The purchaser still moved forward with the sale before a Phase II was completed and has since left the country. However, we obtained permission to conduct a Phase II and clarify any contamination concerns should he return and wish to proceed.
 4. 410 E Rogers – The owner had completed a Development Plan on the property, but had never done any environmental work, which he wanted to do prior to construction. Terracon completed a Phase I on the site, which did not identify any environmental concerns.
 5. 401 E Division and 305 N East – These properties were historically used for gas and service stations with underground storage tanks. The tanks were removed in the 1980s, but an assessment done in 2001 still found some lingering contamination. The owner is now trying to sell the properties and needs to determine whether there is still

- contamination and the extent of it. Terracon completed the Phase I, and based on the results, the Phase II is pending.
6. 4621 W Sublett – The owner is trying to sell this property and wanted to make sure there weren't any environmental concerns that might interfere with the sale. Terracon completed a Phase I and did not find any potential issues.
 7. Arlington Orthopedic Site – Their MSD application was approved by City Council on 5/24. The next step will be to send it on to TCEQ.
 8. 2544 E Abram – A new owner has purchased this site. He is much more motivated to get the MSD approved by TCEQ, so hopefully we will have this site ready for new development soon.
- There were a lot of questions and general discussion regarding gas well drilling and its impact on the environment. City staff are still meeting with drillers and other departments (such as Fire) to assist City Council in updating the Gas Drilling Ordinance, so that it addresses as many concerns as possible. Once this process has been completed, I will provide their findings to the Committee. I will also request that a member of our Gas Well Team attend a future Committee meeting to answer questions.