

May 14, 2009 BAC Meeting

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

- Inventory Issues - City staff checked with our Attorney's Office, and they did not see any potential liabilities to the City in listing sites in a publicly available database as "potential" Brownfields sites. This information is just based on previous uses and is already publicly available, so they did not see a problem with it.
- Current Status of Assessments
 - 1425 N Cooper – Terracon completed the Phase II assessment and did not find any contamination concerns.
 - 2544 E Abram – Terracon completed the Phase II assessment and there were some minor contamination concerns from the gas station and cleaners on site. We have left several messages for the owner to explain how he could use our Brownfields program to help close out the site, possibly through an MSD, but he has not been responsive.
 - 3309 E Division – Terracon completed the Phase II assessment. The only contaminant of concern was asbestos, and it is only a concern if the owner demolishes or remodels the building. We gave him a copy of the assessment. He will use this information should he choose to remodel.
 - 709 W Abram – Terracon completed the Phase I assessment on the old Dan Dipert travel agency property and did not find any contamination concerns.
- Possible Sites
 - 925 Penny Royal Ct – The City is trying to purchase a 20-acre tract in southeast Arlington near the intersection of Silo and E Eden, possibly for use as a park. The only concern on the site is that it is transected by Lynn Creek tributaries, and these small bodies of water can sometimes serve as dumping grounds.
 - 2521 Wesley Dr – The City originally purchased this property in 2007 as part of the planned High Oak redevelopment. We could never find a developer that was interested, though. The old apartment complex has been demolished, but there are still two old buildings located on the site that we would like to demolish. They are believed to contain asbestos, so we have been trying to get approval from the EPA to move forward with an asbestos assessment, but they are being a bit stubborn on this one since the City did not do an assessment before we purchased the property.
 - 1001 N Collins – This is a Shell station at the NE corner of Collins and Randol Mill. We are trying to work with the owners to do a Phase II assessment on the site before it is redeveloped as a Chase Bank, though they have not been in touch recently.
 - Six Flags Mall – There is finally a single entity that owns a majority of the old Six Flags Mall property. They are looking for prospects that might be

interested in redeveloping the site. We have contacted the owner to let him know about the Brownfields program, since asbestos is expected to be a problem with the buildings.

- Old Montgomery Wart Auto Center near Forum 303 Mall – We were finally able to get in touch with this owner after the last meeting and found out that, unfortunately, he has already done all of the necessary environmental work to close out this site. So, he won't be able to benefit from the program.

- US Conference of Mayors Survey – City staff recently completed a Brownfields survey for the US Conference of Mayors. This is important because it helps determine future funding levels and support for Brownfields programs.
- NCTCOG's Revolving Loan Fund program – NCTCOG recently let cities know that they were offering sub-grants to Cities that owned properties that needed environmental clean up. Unfortunately, it is unlikely that Arlington will be able to take advantage of the program because we do not currently own any contaminated properties. We were looking to purchase one site at 4013 W Division that was an old salvage yard. We have let our real estate manager know about this opportunity to clean up the site if we purchase it, and he is trying to get in touch with the property owner, though he has not had any luck yet.