

May 25, 2010 BAC Meeting

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

- GIS Inventory – The inventory has been completed, incorporating the Committee’s suggested changes. The only thing we were not able to do was link back to other TCEQ reports. For the most part, the reports were not available online, and we did not have funding available to research their availability and upload them into the database. We do provide a notation when there is an existing TCEQ report. The user would just have to contact TCEQ to obtain a copy for themselves.
- Redevelopment Planning Initiative – Our new consultant, SPPRE, has completed the first redevelopment plan for the City-owned site, 1425 N Cooper St. (A copy is attached.) SPPRE has also started working on reports for 709 W Abram and the demolished houses from 3rd and 4th Streets. The owner of 500 E Abram (the Fuzzy’s building) was next on our ranked list, but they were not interested in participating in our redevelopment planning initiative. I have attempted to contact the owner of 804 N Collins Street, as they were the site ranked next on the list, but I have not yet received a response. Since the owner of 500 E Abram was not interested, I moved down to the next property, 2544 E Abram. This site is possibly being purchased, so we are going to provide the redevelopment analysis to the potential purchaser once it’s completed. Another site that might be a good candidate for redevelopment Planning is 815 Secretary Drive. These owners had intended to put medical uses at this location by Arlington Orthopedic Associates, but they found out at the last minute that there were some contamination issues. So the City is going to try and help them get an MSD approved, so that they can still develop the site.
- Current status of assessments:
 - 216 & 218 Kerby and 1001 & 1003 UTA – American Campus Communities (ACC) is in process of buying these properties. We got approval to do a Phase II asbestos assessment, but the owner decided to delay the start until his tenants moved out.
 - 1005 UTA – ACC is also buying this property as part of the same development. It had been left off of the original Phase I, so Terracon completed a Phase I on it as well. No potential problems were identified.
 - 1000 & 1016 W Abram – ACC is also buying this area as part of the same future development. It was discovered in the Phase I that there was an old gas station nearby, so Terracon completed a Phase II on the sites. The Phase II found there was some minimal petroleum contamination, so we are now working on a Phase III cleanup plan for these properties. The cleanup plan will be an application for an Innocent Owner/Operator Certificate through TCEQ since the contamination came from an off-site source. ACC will also use a vapor protection system on their new development to ensure there’s no potential harm to residents. Terracon also completed a Phase II asbestos assessment on the old engineering building located at 1000 W Abram.
 - 1118 W Abram and 205, 209 & 211 S Davis – Another developer is planning to complete a student housing mixed-use development at this location. Terracon

completed the Phase I, and the only potential concern was asbestos, so we did the Phase II asbestos assessment on the sites as well.

- 415 N Collins – The owner of this property would like to redevelop it, and he is trying to find funding to do so. The bank he is using requested a Phase I to determine whether there are potential environmental problems. Terracon found a number of potential concerns on the site, so they have recommended completing a Phase II to check for contamination. We will not do this until the owner gets closer to the redevelopment stage, though.
- 4216, 4218 & 4220 Kay Lynn – A church was buying these properties, so that they could turn it in to their new facility. Terracon completed the Phase I on the sites with the only potential problem identified as asbestos. The church has not inquired at this time about an asbestos assessment.
- FY 2010 Brownfields Assessment Application – As previously noted, the City was successful in our most recent Brownfields grant applications. We are currently working on submitting all of the necessary paperwork to the EPA and expect to receive the next \$400,000 in funding by October 2010. As a side note, one member asked what would happen if we spent all of these funds in less than three years. The answer is that the EPA has these grants available every year. If Arlington successfully spent all of our money in two years, we could apply again a year early.
- 2010 Partners Forum – The EPA has officially announced that the 2010 Partners Forum will be held in Arlington October 5-7 at NCTCOG's meeting facilities. They are not, however, allowing anyone to attend except for grantees. (I had inquired as to whether Advisory Committee members could attend if they were interested.) The sessions are mostly just about completing all of the necessary grant paperwork and quarterly reporting anyway, so they wouldn't be that informative to outside parties.