

**MINUTES OF THE
BROWNFIELDS ADVISORY COMMITTEE**

Council Briefing Room, Third Floor of City Hall, 101 West Abram Street
Monday, July 16, 2012
5:30 P.M.

City Staff present included:

- Alicia Winkelblech, Transportation Planning Manager
- Douglas McDonald, Planning Project Manager I
- Marc Paustian, Quality Assurance Manager

Brownfields Advisory Committee members present included:

- Sue Phillips
- Alma Martinez, representing North Central Texas Council of Governments (NCTCOG)

Status of Assessments:

Douglas McDonald provided status updates on the following assessments:

- 1) 101 Hosack Street/1001 S. Center Street/906 S. Mesquite Street/908 S. Mesquite Street/920 S. Mesquite Street (Lev Investments)**
 - a. A Phase II Asbestos Survey was completed on May 22, 2012 for these apartment buildings. A large amount of asbestos was identified in the buildings and a Phase III asbestos clean-up plan was recommended to the buyer. However, the potential buyer does not wish to move forward with a Phase III clean-up plan due to the cost of the abatement. Site plan and plat applications have been submitted to the City for review for the new Sapphire Multi-Family development, so Staff is unsure if the redevelopment project has completely stalled. Staff will continue to work with the potential buyer on any future development of this site.
 - 2) 3028 E. Abram Street (Former Hamilton Car Care)**
 - a. A Phase I assessment was completed on May 11, 2012 for this site. The Phase I Environmental Site Assessments (ESAs) identified several Recognized Environmental Conditions (RECs) including in-ground hydraulic reservoir piston lifts, an oil/water separator, a clogged drain system, and heavy staining. A Phase II subsurface investigation was recommended to evaluate potential impacts to the soil and groundwater from the former car care operations conducted on-site, however the potential buyer was not interested in moving forward with this site.
 - 3) 509 North Elm Street (Woodbine Square Apartments), 108 East Cedar Street (Cedar Place Apartments)**
 - a. A Phase I assessments was completed on December 19, 2011 and a Phase II assessment was completed on February 9, 2012 (asbestos) and February 17, 2012 (lead-based paint). A Phase III clean-up plan was recommended, however, the potential buyer and current owner were not interested in moving forward with these sites.
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Status of Municipal Setting Designations (MSDs):

Douglas McDonald provided status updates on the following assessments:

- 1) **401 E. Division Street/305 North East Street (Wilkerson's)**
 - a. A Public Input Meeting was conducted on June 21, 2012 at City Hall.
 - b. City Council held a Public Hearing on June 26, 2012 and approved the first reading for the MSD resolution. A second and final reading will be held on August 7, 2012. After the final reading, Terracon will begin contacting adjacent cities to obtain resolutions from their City Councils.
 - 2) **2544 East Abram Street (Your Lucky Lady/Comet Cleaners)**
 - a. City Council approved the MSD application on February 22, 2011.
 - b. TCEQ issued a MSD Certificate on February 15, 2012. We are waiting on concurrence of the request for final site closure.
 - 3) **804 N. Collins Street (Former Stadium Mart)**
 - a. City Council approved the MSD application on February 22, 2011.
 - b. TCEQ issued a MSD Certificate on February 15, 2012. We are waiting on concurrence of the request for final site closure.
 - c. An Affected Property Assessment Report (APAR) will be submitted for the former dry cleaner by the end of October.
 - 4) **801 Orthopedic Way (Arlington Orthopedic Associates)**
 - a. The MSD application was misplaced by The Texas Commission on Environmental Quality (TCEQ) and a new application was submitted to TCEQ on July 13, 2012.
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Other Business:

Douglas McDonald provided status updates on the following projects:

- 1) **106 Stadium Drive (Atmos Energy Office)**
 - a. We received approval from EPA for a Phase III clean-up plan, and we will be entering into the Voluntary Cleanup Program (VCP) and obtaining an MSD for the site. The MSD application is expected to be submitted to the City of Arlington by the beginning of September.
 - 2) **New Brownfields Grant Update (2014-2017 Cycle)**
 - a. Staff and Terracon will be working together to submit a new grant application to EPA for the 2014-2017 cycle. The new application is expected to be submitted by the end of the calendar year.
 - 3) **New Program Brochure**
 - a. Staff has created a new program brochure that summarizes the Brownfields Grant Program and lists all the sites that had environmental assessments conducted through the program. The brochure will be updated each quarter and will serve as a marketing tool for future Brownfield sites.
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Next Advisory Committee Meeting:

- The next Brownfields Advisory Committee meeting will take place on **October 18, 2012.**