

## August 25, 2011 BAC Meeting

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

- **Redevelopment Planning** – Jared Bratz, our redevelopment planning consultant, completed our first redevelopment plan of our new grant cycle for Arlington Orthopedic Associates. A copy of the plan is included in the packet. It addresses parking, land use, zoning, traffic, environmental issues, infrastructure and sales prices and lease rates in the area. There are also numerous photos and maps and three distinctly different development plans included. Staff met with a representative from Arlington Orthopedic on 8/26, and he was extremely pleased with the results. Terracon has already begun contacting other Brownfields program participants that are strong candidates for our next redevelopment planning effort. The EPA is also pleased that we have implemented a redevelopment planning component as part of our program. This is now something they are recommending new grantees write into their workplan.
- **MSDs** – We have had a setback in completing the MSD requests for 2544 E Abram (Your Lucky Lady/Comet Cleaners) and 804 N Collins (Former Stadium Mart). One of TCEQ's requirements for an MSD is that any municipality that utilizes well water and is located within 5 miles of the site has to pass a resolution of support for the MSD. The City of Pantego falls into this category. While they supported Arlington Orthopedic's MSD request, they declined to vote on the resolution of support for 2544 E Abram and 804 N Collins, which has stopped progress on these sites. Pantego's City Council seemed to have some general concerns regarding allowing contamination issues to remain unaddressed, even if they did fall within the program's allowable limits, and how this might affect well owners in Pantego. A Deputy City Manager from Arlington will be making a presentation to the Pantego City Council on 9/12 in an effort to better explain the MSD program and its benefits.
- **Current Status of Assessments:**
  1. 200 & 210 E South – We have submitted an Innocent Owner Program (IOP) Certificate application to TCEQ for these properties to address the contamination that originated from an off-site dry cleaner. We have also requested that TCEQ waives oversight fees for this application, since the City of Arlington, as a local municipality is making the application.
  2. 800 Orthopedic Way – We are waiting to get a signed copy of Grand Prairie's resolution of support for their MSD application; then we can submit it to TCEQ. We have already submitted Arlington Orthopedic's VCP application to TCEQ.
  3. 2544 E Abram – Their MSD application is stalled at Pantego. We have already submitted a VCP application to TCEQ.
  4. 804 N Collins – Their MSD application is stalled at Pantego. We have already submitted a VCP application to TCEQ.
  5. 401 E Division & 305 N East (Wilkersons) – Terracon completed a Phase II on the site and found that there were still some petroleum contamination issues. We received approval from the EPA to pursue cleanup planning for the site and are

waiting for the results of the 9/12 meeting with Pantego to see if we should pursue an MSD or rely completely on the LPST (Leaking Petroleum Storage Tank) program to obtain closure for the site.

6. 106 Stadium – This is the old Atmos Energy Office that the City is purchasing in order to expand Stadium Drive. We had received approval to complete a Phase I on this site some time ago, but we didn't sign the contract until recently. Terracon began the Phase I in August and found that there was potential for petroleum contamination from both on-site underground storage tanks that have since been removed and other off-site uses of concern. There was also what appeared to be some asbestos contamination in the existing building. We received approval from the EPA to complete Phase II assessments to determine the extent of these concerns and are currently working on the sampling plans.
- Grant Management Transition – There will be two transitions in our Brownfields grant management. The EPA has assigned the City of Arlington a new Project Officer, Paul Johnson. He previously worked for the City of Dallas, and while he has somewhat limited environmental experience, he is very excited about this new opportunity and looks forward to working with the City of Arlington. I will also be leaving the City, as my husband and I are relocating to Charlotte, NC, so Bridgett White will be taking back over the Brownfields Program from the City's perspective. She was the original Brownfields Project Manager and is very knowledgeable of the process and goals of the program. Everything will continue as before with the Advisory Committee still meeting quarterly.