

October 26, 2010 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 Initiative – We were able to complete two more redevelopment plans in our last grant cycle for 2544 E Abram Street and 709 W Abram Street (included in BAC packet.) The first property is for sale and there was a potential purchaser interested in redeveloping the property, so we hoped that we might be able to assist with development ideas. However, the sale fell through, so we forwarded the plan to the current owner instead. The second redevelopment plan is for City-owned property. We hope to give interested developers ideas for what could be done in the area. We will continue incorporating redevelopment planning as we move forward with our new grants.
- 2010 Partners Forum – The EPA held their 2010 Partners Forum for current Brownfields grantees here in Arlington October 5th-7th. Among other things, we were able to provide a free tour of the Cowboys Stadium (a former Brownfield site) during the Arlington/Fort Worth bus tour. We received many compliments on the event. Two new things we learned at the Forum is that the EPA will now allow grantees to pay for the removal of underground petroleum storage tanks (USTs) with grant funds as well as “shore up” buildings and make them safe for environmental inspectors. At the BAC meeting, we discussed the possibility of doing a targeted mailing to properties that might be able to benefit from the removal of USTs.
- FY2007 Grants Closeout – We have used all of our original funding and completed all of the steps necessary to closeout our first grants. The City also found out that our most recent grant applications ranked in the top 10% of all applications submitted, in part because of how much we were able to accomplish and our plans for moving forward. There are two sites that participated in our Brownfields program that are now being redeveloped, Maverick Village and the ACC site. (Site plans included in BAC packet.) There was some discussion at the BAC meeting regarding the Maverick Village project and whether we should be providing financial assistance to projects when many residents were opposed to the final design. However, most members present felt design decisions should be left to Council, and that the goals of the Brownfields program should be limited to providing environmental assistance where needed.
- Carryover Assessments – There were several properties that we were not able to complete with our FY 2007 grant funds. These have carried over to our 2010 grants.
 1. 2544 E Abram – We might still need to help this owner with a Voluntary Cleanup Program application, if he requests our assistance.
 2. 1513 Raines – This property is part of a future park. Because the project will utilize Community Development Block Grant funds from HUD, we have to wait for HUD’s approval before we can complete the asbestos abatement plan.
 3. 216 & 218 Kerby, 1001 & 1003 UTA – These are part of the ACC site. We were waiting for the tenants to move out of the properties so we could complete the asbestos assessments.
 4. 2405 W Harris – We started this Phase II for Chesapeake, but ran out of money before we could finish.

5. 804 N Collins – We completed a Phase I and II assessment on the property and found petroleum contamination, but we ran out of money before we could complete the MSD preparation.
 6. 800 Orthopedic and 813 & 815 Secretary – We ran out of funding before we could start the MSD preparation.
- Selecting Contractor for New Grants – The City issued a Request for Qualification for our environmental contractor for our new grants. We received several submittals and interviewed two firms, but Terracon was again found to be the most qualified company.
 - Current Status of Assessments – We have already received applications for several new sites.
 1. 200 & 210 E South – This is a former bank drive-through. The owner is considering redeveloping the property for residential purposes and asked for our assistance with a Phase I.
 2. 1001 S Center; 101 Hosack; 920, 906 & 908 S Mesquite – The owner has been obtaining these sites since 2004. He wants to redevelop the site into a mixed-use project and asked for our help with Phase I's.
 3. 3015 Avenue E East – The owner is trying to refinance his property, so that he can afford to offer lower rents and asked for our assistance meeting his bank's environmental requirements.
 4. 106 Stadium – This is the Atmos Energy Office on Stadium. The building will need to be removed when the planning improvements to Stadium Drive are implemented, so the City is trying to purchase the site.