

**MINUTES OF THE
BROWNFIELDS ADVISORY COMMITTEE**

Arlington Conference Room, Third Floor of the City Hall Building, 101 West Abram Street
Monday, December 15, 2014

5:30 P.M.



City staff present included:

- Sarah Stubblefield, Planner, CD&P
- Marc Paustian, Utilities Environmental Analyst, Water Utilities

Brownfields Advisory Committee members present included:

- Jack McCranie, representing Terracon Consultants

I. Completed Assessments

- 505 E. Lamar Boulevard/525 E. Lamar Boulevard (Lamar Development): Phase II accepted by the EPA on 6/30 and 6/19, respectively. Development has been progressing on the site.
- 307 E. Front Street/330 E. Division Street/201 N. East Street/500 E. Front Street (Division Street Redevelopment): Phase II accepted by the EPA on 8/6.
- 1201 E. Division Street (Eastern Star): Phase II accepted by the EPA on 9/24.

II. Continued Assessments

- **Phase I**
 - 2118 E. Abram Street: This site is just on the edge of the New York Ave strategy area, and is a part of the East Arlington revitalization target area. Phase I complete on 9/16; approved by EPA on 10/10/2014. The property owner has not indicated any interest in moving forward with a Phase II.
- **Quality Assurance Project Plan (QAPP)**
 - 801 Orthopedic Way/813 Secretary Drive/815 Secretary Drive: TCEQ has requested additional pesticide and petroleum testing. EPA requested a new Phase I assessment be completed prior to approving grant funds for a Phase II assessment. TCEQ issued a determination letter, and the city received a notice to proceed on Phase I on 6/2. Phase I approved by EPA 9/2. We are proceeding with a Phase II assessment.
- **Phase II**
 - 1608 N. Collins: The city was authorized by Council to purchase this property at the 6/24 Council meeting. This is an old TxDOT site that is about 17 acres on the corner of Collins and I-30. The City has released an RFP for a mixed-use development on the site. Purchase was completed in late October. Phase I approved by EPA on 9/16. QAPP submitted to EPA

on 9/29; EPA completed an expedited review of the site. QAPP approved on 10/6/2014. Phase II submitted 11/5; City currently responding to EPA comments.

- 110-122 Stadium Drive: Phase I assessment request approved on 5/14; Phase I approved on 8/6/14. QAPPs approved by EPA and notice to proceed with Phase II issued on 9/29. Asbestos only testing; QAPPs for groundwater under review by EPA. Terracon has not been able to get on site for testing, and the Access Agreement will expire on 12/23. Property owner will not grant new one, but City is in the process of condemnation of the properties and will be able to complete Phase II at that time.
- 106 Stadium (Atmos Energy): TCEQ sent an additional response to the City which requests background sampling, which the City will complete in the first quarter of 2015.
- 401 E. Division Street/305 N. East Street (Wilkerson's): TCEQ continues to assess this site as a high risk site and will not issue a determination letter for this grant cycle. The property owner will have to pursue assessments independently of the brownfields grant.

III. Municipal Setting Designations (MSDs)

- 912 & 920 N. Collins: Application is currently under review by TCEQ.
- 1830 & 1840 E. Division Street: Application received by the City on 11/5/2014. Public Meeting will be held 1/6/2015; to Council for first reading on 1/13/2015.

IV. Other Information

Brochure/Program Outreach: City staff has created a draft of the new Brownfields Program brochure. It is a trifold that will be used for marketing the program with organizations such as Downtown Arlington Management Corporation, Arlington Board of Realtors, and the City's Economic Development office. The goal is to use Brownfields funds for major catalyst projects in the target areas.

2015 Brownfields Conference – Chicago, IL: The 2015 National Brownfields Conference has been announced and will be held September 2-4, 2015 in Chicago. Brownfield Program Manager, Sarah Stubblefield will attend to learn more about best practices for future Brownfield activities.

Access Agreements: With new EPA processes, assessments are taking longer, and access agreements (originally for 90 days) are not able to be completed without multiple access agreements. New access agreements will be for at least 180 days, up to 365 days, to allow for the complete assessment with one access agreement.

EPA Site-visit Scheduled: Our EPA Project Officer, Ana Esquivel, was on-site 9/30 to go over grant administration guidelines and site visits. We looked at the automotive sites on

Division/Front streets, Eastern Star Home site, and the Lamar Development. We also visited some completed sites including Midtown Student Housing and Valley View Park. We received a mid-grant review stating that our performance during this cycle was at an acceptable level.

Next Advisory Committee Meeting:

- The next Brownfields Advisory Committee meeting will take place **next quarter** in March 2015.