

**Quarterly Progress Report
City of Arlington
Brownfields Community-wide Petroleum Assessment Grant**

I. Cooperative Agreement Recipient Information

Recipient:	City of Arlington
Assistance ID No.:	BF 00F69701-0
Quarterly Report No.:	1
Quarterly Reporting Period:	October 1, 2013 through December 31, 2013
Submittal Date:	January 30, 2014
Revised Submittal Date:	February 12, 2014

II. Grant Program Progress and Activities for the Quarter

The following sections summarize activities for the quarter as they relate to the tasks/budget categories defined in the approved grant work plan.

PHASE I/II ASSESSMENT

Automotive Complex

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/13/13.

The following Recognized Environmental Conditions (RECs) were found:

- The historic on-site automotive maintenance/repair activities and associated oil/water separators
- The current and historic off-site automotive maintenance/repair facilities to the west
- The former off-site gas stations and documented groundwater impact to the north

Based on the findings, the City anticipates submitting a Phase II assessment request to the EPA during the 2nd Quarter of FY14.

Vacant Land

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/20/13.

The following Recognized Environmental Conditions (RECs) were found:

- The current and historic off-site automotive maintenance activities to the north, east and west

Based on the findings, the City anticipates submitting a Phase II assessment request to the EPA during the 2nd Quarter of FY14.

Carplex Auto Group

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by

the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/30/13.

The following Recognized Environmental Conditions (RECs) were found:

- The former on-site gas station and associated gasoline tanks
- The current on-site automotive maintenance/repair activities and associated oil/water separator

Based on the findings, the City anticipates submitting a Phase II assessment request to the EPA during the 2nd Quarter of FY14.

Former International Auto Sales

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/18/13.

The following Recognized Environmental Conditions (RECs) were found:

- The historical on-site printing and automotive facilities
- The off-site automotive maintenance facilities to the north
- The previous on-site soil sampling with elevated lead concentrations

Based on the findings, the City anticipates submitting a Phase II assessment request to the EPA during the 2nd Quarter of FY14.

Wilkerson's 1

Under the previous City of Arlington Brownfields Grant (2010), a Phase I was completed on 5/5/11.

The following Recognized Environmental Conditions (RECs) were found:

- Former on-site gas station and automotive service facilities
- Existing on-site Wilkerson's Automotive & Front End Service
- Former and existing off-site auto maintenance/repair facilities located to the adjacent north, west and east of the site
- Former off-site gas station located to the southwest of the site

Based on the findings, the City requested approval for a Phase II assessment on 5/11/11, which the EPA approved the same day. The subsequent sampling plan was submitted on 5/23/11, which the EPA approved on 6/6/11. The Phase II Assessment was completed on 7/20/11.

Findings and Recommendations:

Based on the analytical results, the on-site soils and groundwater appear to be affected by TPH, lead and select VOCs and PAHs exceeding TCEQ risk-based regulatory standards associated with a release of petroleum hydrocarbons from the former on-site gas station and auto service facilities.

The site was approved for a Phase III Cleanup on 7/31/11. Based on the information submitted to the TCEQ as part of the cleanup planning, the TCEQ requested additional assessment of the petroleum impacted groundwater. The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 11/21/13. The EPA reviewed the PSAP and requested changes on 12/19/13. The PSAP was revised and sent to the EPA for final approval. The City anticipates EPA approval of the PSAP and Phase II Assessment during the 2nd Quarter of FY14.

Wilkerson's 2

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Sites Assessed with Grant Funds

To date, 7 Phase I assessments have been completed with grant funds. All sites with assessments completed or pending are described in *Table 1*.

Table 1 – Sites Assessed with Grant Funds

Site Name	Site Address	Assessment Type	Year Assessed	Site Info In ACRES?
Automotive Complex	201 North East Street	Phase I	December 2013	Yes
Vacant Land	307 East Front Street	Phase I	December 2013	Yes
Carplex Auto Group	330 East Division Street	Phase I	December 2013	Yes
Former International Auto Sales	500 East Front Street	Phase I	December 2013	Yes

BUDGET

A total of **\$14,424.20** in grant funds was expended this quarter. The expenditures included:

- \$3,332.50 in costs for the preparation of the Quality Assurance Project Plan and property specific sampling and analysis plans.
- \$2,864.80 in costs for the Automotive Complex Phase I.
- \$2,742.30 in costs for the Vacant Land Phase I.
- \$2,774.80 in costs for the Carplex Auto Group Phase I.
- \$2,709.80 in costs for the Former International Auto Sales Phase I.

Table 2 – General Budget Summary
Table 2 provides a general budget summary for the grant.

Work plan Budget Object Class Categories	Current Approved Budget	Costs Incurred Previous Quarter	Costs Incurred This Quarter	Costs Incurred to Date	Total Remaining Funds
1. Personnel	\$0	\$0	\$0	\$0	\$0
2. Fringe Benefits	\$0	\$0	\$0	\$0	\$0
3. Travel	\$0	\$0	\$0	\$0	\$0
4. Equipment	\$0	\$0	\$0	\$0	\$0
5. Supplies	\$0	\$0	\$0	\$0	\$0
6. Contractual	\$200,000.00	\$0	\$14,424.20	\$14,424.20	\$185,575.80
7. Construction	\$0	\$0	\$0	\$0	\$0
8. Other	\$0	\$0	\$0	\$0	\$0
Total	\$200,000.00	\$0	\$14,424.20	\$14,424.20	\$185,575.80

Table 3 - Budget Summary by Workplan Task
Table 3 provides a breakdown of expenditures by Work plan tasks.

Workplan Budget Object Class Categories	Workplan Tasks						
	Assessment	Cleanup Planning	Inventory	Community Outreach	Travel	Quarterly Expenses	Cumulative Expenses
1. Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Contractual	\$14,424.20	\$0	\$0	\$0	\$0	\$14,424.20	\$14,424.20
7. Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$14,424.20	\$0	\$0	\$0	\$0	\$14,424.20	\$14,424.20

CLEANUP AND REDEVELOPMENT PLANNING

No cleanup or redeveloping planning was conducted during the 1st Quarter of FY14.

SITE INVENTORY AND CHARACTERIZATION

The City continues to use Terracon’s services for GeoSearch to help manage and update our Brownfields inventory.

COMMUNITY OUTREACH AND INVOLVEMENT

The City chose to continue with the existing Brownfields Advisory Committee (BAC), which was established through our previous grants. The Committee had their first meeting of the new grant cycle on 10/14/13. At this meeting, we discussed the grant closeout process of the previous grant, ongoing projects, the new grant, and upcoming assessments. City staff also announced that Terracon had been selected as the City’s environmental contractor through a competitive RFQ process.

TRAVEL

No travel-related activities were conducted this quarter.

MBE/WBE REPORT

This report is due semi-annually for periods ending March 31 & September 30. The MBE/WBE report for the current period and the 2nd Quarter will be completed and mailed to Debora Bradford at Region 6 EPA in April 2014.

ACRES - SITE ASSESSMENT REPORTING

ACRES' reporting was updated on 1/29/14 to reflect the status of all sites listed in Table 1.

FEDERAL FINANCIAL REPORT

The SF-425 report will be submitted on 10/30/14.

QUALITY MANAGEMENT PLAN

The EPA Region 6 Quality Assurance Officer approved the QMP on 7/22/13. The QTRAK # for the new QMP is 13-38.1.

GENERIC QUALITY ASSURANCE PROJECT PLAN

The City's generic Quality Assurance Project Plan was prepared and provided to EPA on 11/14/13. The EPA approved the QAPP on 12/18/13.