

BROWNFIELD ADVISORY GROUP

February 25, 2008

Julian G. Whitener Municipal Building

11:30 a.m.

Members present: Michael Talbert, Julie Pruett, Steve Bowman, Mark Huggins, Barbara Miller, Peter Zagaroli, Connie Kincaid, Sally Fox, Jennifer Helton, Alex Rooker

Members absent: Jill Patton, Audrey Reeves, Jay Adams, Samuel Erwin, Rev. David Roberts

Others present: Brian Frazier, Andrea Surret, Arnita Dula, Todd Hefner, Sandy Trevathan, Chuck Hansen, Arnita Dula, Dave Leonetti, Steve Libbey (Hart & Hickman), Patty Williams (Minutes Clerk)

I. Welcome

II. Introductions

III. Phase I Environmental Site Assessment Update (Hart & Hickman)

Mr. Libbey reported that Phase I assessment is completed on the Piedmont Wagon building. A form of UST was found and some other UST activity offsite. Next there will be soil borings and ground water testing. Mr. Frazier stated that it is hard to see in that building because it is full of various items that are being stored there.

The Moretz building and Hollar Hosiery have also completed Phase I and are in review. There were very minor issues with these buildings. Lyerly Mill (formerly Elliott Mill) has completed Phase 1. There was an open 6-foot well which has been filled in.

IV. Site Access Agreement Update (Hart & Hickman)

El Sombrero doesn't appear to be a problem because historically there has not been much there.

With regard to the Regal Manufacturing building, there is a purchase order for it if everything is acceptable. It will be a Phase I update. It is a large manufacturing facility and can be looked at as a potential Phase II; however, it would use a lot of budget. Mr. Frazier said the biggest problem with that site is vapor intrusion. Mr. Libbey said they didn't find a source on this one. It involved mostly outside borings, so we need some indoor borings. Mr. Frazier commented that in that area there are old furniture operations, dye plants, several old gas stations, automotive businesses and dry cleaning. There is quite a mix in the ground water.

Mr. Libbey stated that with the size of the City grant we probably have enough buildings. Mr. Frazier said there are some backup plans—others who want to get into the program if any falls through. With Regal, we could probably spend all of the Phase II money on one site, but we need to get the biggest bang for our buck so the City and this Committee will need to delve into this issue. Once all the Phase I assessments are completed through Hart & Hickman, then we will re-prioritize for Phase II.

Mr. Hansen asked if there is any information, like a fact sheet, that can be given to the property owners about what needs to be done in order for them to keep or sell their property. Mr. Frazier stated that we have almost reached the capabilities of Phase I. Mr. Libbey added that we will have a newsletter coming out which will explain the program and will be frequently updated.

Mr. Frazier stated that our EPA representative in Atlanta left several months ago without advising us. We were still sending reports to him. Hickory was assigned a temporary representative and now we have a permanent one who couldn't find any files on Hickory. City staff had to re-create the many boxes of information that had been sent to EPA. A southeast regional conference is coming up in July in Asheville. According to the grant agreement, we must attend the National Brownfield Conference for at least three years.

V. Future Steps

Mr. Libbey stated that two or three properties will be completed in a few weeks. Mrs. Fox stated that she felt positive about meeting with Nancy Seagle about her building, El Sombrero. The information has gone to her attorney now. According to Mrs. Fox, Ms. Seagle seemed intrigued that it would be on the City website because she wants to sell some of her property. Mrs. Fox added that it is a wonderful building that was built in 1930.

Mr. Frazier asked Mr. Libbey if he was surprised that nothing major has come up during the Phase I assessments. Mr. Libbey answered that he was a little surprised but something might come up with the lab work.

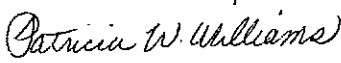
Mr. Frazier stated he met with Patrick Daily of Hickory Landmarks Society and the Rosemans, owners of the Piedmont Wagon building, to review the Phase I assessment and to advise them that Hart & Hickman is recommending Phase II. The owners have been very cooperative about this. Mr. Leonetti stated that they are working on an option now. It's on the market for \$1 million which isn't realistic.

Mr. Frazier stated that the new EPA representative will be in the area in July. She will be invited to attend a meeting of this Committee. Mr. Frazier said that with the Brownfield program, Operation No Vacancy, and the Hickory By Choice/Land Development Code revisions, there is a lot going on to improve Hickory environmentally, esthetically, and economically. Once we

get through the assessments, we will go back to EPA with another grant application for remediation monies. The stimulus plan is supposed to pump money into brownfields. Ms. Surratt announced that in May she and other city staff will do a presentation at a national conference for innovative local governments on the Operation No Vacancy project which will tie in with the Brownfield Project.

Mr. Libbey encouraged members to provide input for the newsletter. The first one will be very generic.

- VI. Adjournment—there being no further business, the meeting adjourned at 12:15 p.m.
- VII. Next Meeting Date – May 27, 2009


Patricia W. Williams, MMC
Minutes Clerk