

## **BROWNFIELD ADVISORY GROUP**

May 20, 2009

Julian G. Whitener Municipal Building

11:30 a.m.

Members present: Michael Talbert, Julie Pruett, Peter Zagaroli, Connie Kincaid, Jennifer Helton, Alex Rooker, Jill Patton, and Jay Adams

Members excused: Sam Erwin, Steve Bowman

Members absent: Mark Huggins, Barbara Miller, Sally Fox, Audrey Reeves, Reverend David Roberts, Elaine Seaver

Others present: Brian Frazier, Arnita Dula, Sandy Trevathan, Dave Leonetti, Bruce Hickman (Hart & Hickman), Patty Williams (Minutes Clerk)

I. Welcome

II. Introductions

III. Status of Assessment Grant (Brian Frazier)

Mr. Frazier stated that quarterly EPA report deadlines are being met. The annual Southeast Regional EPA workshop is in July in Asheville. Mr. Frazier will make a presentation from a grantee perspective.

To date, the consultants have completed Phase I Environmental Site Assessments (ESA) on four properties—Lyerly Mills, Hollar Hosiery, Moretz Mills, and Piedmont Wagon. There were red flags raised on possible unknown sources of contamination. These reports are being reviewed. A few Phase II assessments are proceeding.

The quarterly newsletter was distributed. They are given to neighborhood groups, City Council, and city boards and commissions. It is also posted on the city's website.

IV. Phase I and II Environmental Site Assessment Overview (Bruce Hickman)

Mr. Hickman explained the Phase I work that has been completed on four properties. Phase I involves visiting the site and learning about its history. It is a non-invasive evaluation looking at data bases and environmental records. From that, potential concerns are identified and then Phase II is begun. Phase II involves collecting and evaluating samples.

A portion of Phase II has been conducted on the Hollar Hosiery property. This one has been rushed through because Pete Zagaroli is working with a perspective developer on it. Approval was given by EPA and the State was

given in one day when it usually takes weeks. The analytical results of some of the Hollar Hosiery samples came back and indicated that additional samples needed to be taken in a particular area. That is being done now.

Two sites are currently pending—the Hunt property and Regal Manufacturing, both in Viewmont. Mr. Steve Hunt is arranging a meeting with his sister, Mr. Hickman, Mr. Frazier, and their trust attorney to learn more about the program. A meeting will be held this afternoon on the Regal Manufacturing property to hopefully move that forward. The original prospective buyer was unable to work out term so discussions are proceeding with the owner.

DENR Input—DENR's Tracy Wahl provided feedback on Phase II scope for Hollar Hosiery in April. She advised in May that she will be able to provide commentary on sampling plans for projects that have been entered into the State's Brownfield Program.

Previously considered properties will not be considered further because there is not enough interest from the owners. These include the former Huttos in Viewmont, El Sombrero, Joan Fabrics, A & P Grocery, Cibola, and North Hickory Furniture (2 sites).

The website [www.southeastbrownfields.com/hickory](http://www.southeastbrownfields.com/hickory) was shown and described. The website will provide information to the community and will be a resource to developers.

V. Next Steps (Bruce Hickman)

When Phase II is completed, reports will be issued. After that remediation and redevelopment planning will be done on the properties to help prospective buyers a vision of what the property will look like. Decisions will have to be made as to which, if any properties, will be taken into the State program. This will require prospective developers to be ready to do that. They get liability protection from the state as well as tax credits. Mr. Adams asked how much assistance we can give to a developer who is unsophisticated about this process. Mr. Hickman said that we can use grant funds to help educate them and lead them through the process; however, grant funds can not be used to pay the application fee of \$3,500.

Timeline: The City's grant-funded Brownfield work will wrap up in September of 2010. The budget is going well and we have a great list of properties.

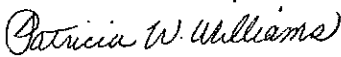
Mr. Adams asked about property in the area of Highway 70 - 321, which was a city landfill. He said this is a huge area which is well located. The big question is how it would ever be developed because of what's underneath it. Mr. Adams asked how that would be tackled in the future. Mr. Frazier said that property was on the original list but was rated way down on the priority

list. Staff talked to Steve Ikerd, the major property owner in that area, and he never got back with them. Mr. Adams said he believes the property to be a good possibility. It was a city landfill. Mr. Hickman said that EPA can get involved if there is a public health issue.

Mr. Zagaroli thanked Mr. Hickman for his work saying that things are going smoothly with the Hollar property.

VI. There being no further business, the meeting adjourned at 12:15 p.m.

- Next Meeting – August 26, 2009

  
Patricia W. Williams, MMC  
Minutes Clerk