

# **BROWNFIELDS ADVISORY GROUP**

December 2, 2009

Julian G. Whitener Municipal Building

Noon

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

Members excused: Sally Fox

Members absent: Steve Bowman, Mark Huggins, Barbara Miller (RESIGNED), Audrey Reeves, David Roberts

Others present: Brian Frazier, Andrea Surratt, Arnita Dula, Cal Overby, Dave Leonetti, Todd Hefner, Bruce Hickman and Steve Libbey (Hart & Hickman), Patty Williams  
(Minutes Clerk)

I. Welcome/Lunch

II. Introductions

III. Status of EPA Grant (Brian Frazier)

The City has completed five Phase I Environmental Site Assessments and two Phase II assessments (Hollar Hosiery and Piedmont Wagon). There will be a Phase II for the former Regal Manufacturing. There will hopefully be some extra Phase I and IIs. S&W Chemical is being considered. There are still 10 months to go and plenty of money left in the grant.

IV. Brownfields 2009 Conference

A national conference was held in New Orleans from November 16-19 and was attended by Mr. Hickman, Mr. Libbey, Alderwoman Patton and staff members Cal Overby and Dave Leonetti.

Professional posters that were made for the conference by the consultants featuring Hickory's program were displayed. The posters showing Piedmont Wagon, Regal Manufacturing, Lyerly Mills and Hollar Hosiery were used during a "Brownfields Transaction Forum" where properties are marketed.

Mr. Hickman and Mr. Libbey gave a summary of the Brownfields conference which was attended by about 3,000 people. Discussion followed.

V. Phase I and Phase II Environmental Site Assessment Update (Bruce Hickman)

Four Phase I Environmental Site Assessments are complete. Regal Manufacturing is in the Phase II review by EPA. A Phase I update was also completed for Regal. The Phase II for Piedmont Wagon is in draft form. Very low concentrations were found there. Hollar Hosiery is done. Moretz

and Lyerly Mills' Phase II plans have been sent to EPA, although the owners do not wish to move ahead with Phase IIs.


VI. Next Steps/Timelines (Bruce Hickman)

The current sites are all on schedule. Money is available for additional Phase I and Phase II assessments. Mr. Frazier said we don't want to do just an inventory as that would be wasting money. Several sites wanted a Phase I but there was no development interest in them. Other sites might come up in the next 10 months. Mr. Hefner said we should know something in 30 days regarding S & W Chemical. Mr. Hickman said that spending all of the grant money will put Hickory in a better position to get money in the future. There is enough money to do two or three more Phase II assessments. Ms. Kincaid asked why owners don't want to go forward with Phase II. Mr. Frazier answered that there are several reasons including cash flow, not having a buyer, and reporting requirements. Mr. Hickman said if a problem is found it must be reported, then the owner is responsible. He added that these are the steps that must be taken to have property ready when the economy turns around.

Mr. Hickman stated that there may be public-private opportunities. The target area defined by the grant is relatively loose. The line can be moved so that buildings are not ruled out. Mr. Adams asked about properties between 4<sup>th</sup> Street to 321 where we know there are environmental issues. Mr. Frazier said this area was once a landfill and the City is the contributing party to the contamination; therefore, EPA will not pay for a Phase I assessment. Mr. Adams mentioned a former service station on property owned by Bill Burton on the west side of Lenoir-Rhyne Boulevard. This might be a site for investigation. Mr. Zagaroli said he has three buildings which are possible candidates that he will know about soon. Mr. Adams brought up the site of the former St. Stephens Elementary School. He said this is a great site for future development. Mr. Hickman said schools have been done before and a Phase II may not even be necessary. Mr. Frazier said it's important to have future buyers. Mr. Adams added that there is another site across from the Exxon station on Springs Road. Ms. Kincaid asked if the former Hickory Funeral Home is a potential candidate. Mr. Libby said funeral homes have been done, but usually stop at Phase I because the types of impacts they have are not what the community is looking for. Often they are located in places where there is a gas station or dry cleaner that can be developed around.

VII. The meeting adjourned at 1:00 p.m.

- Next Meeting Date – February 24, 2010

  
Patricia W. Williams, MMC  
Minutes Clerk