

BROWNFIELDS ADVISORY GROUP

August 25, 2010

Julian G. Whitener Municipal Building

11:30 a.m.

Members present: Julie Pruett, Jill Patton, Mark Huggins, Jennifer Helton, and Sally Fox

Members excused: Sam Erwin, Connie Kincaid

Members absent: Elaine Seaver, Jay Adams, David Roberts, Peter Zagaroli, Alex Rooker and Audrey Reeves

Others present: Planning & Development Director Brian Frazier, Planner Dave Leonetti, Staff Attorney Arnita Dula, Community Development Director Todd Hefner, Assistant City Manager Andrea Surratt, Bruce Hickman (Hart & Hickman), Steve Libbey (Hart & Hickman), Patty Williams (Minutes Clerk)

I. Welcome/Lunch

II. Introductions

III. Current status of environmental site assessments (Hart & Hickman)
Mr. Frazier stated that this is the final meeting of the Brownfield Advisory Group because the grant will wrap up at the end of September.

Mr. Hickman gave a snapshot of the City's Brownfield program utilizing PowerPoint:

Goals of the Brownfield Program:

- Site Identification
- Site Inventory and/or Characterization
- Cleanup Planning/Site Redevelopment
- Community Outreach.

Completed Brownfield Work:

- 9 Phase I ESAs
- 6 Phase II ESAs
- 2 State Brownfield Program Eligibility Applications
- 4 Brownfields Redevelopment Newsletters
- Cleanup/Redevelopment Planning
- Community Outreach Meetings

Phase I ESA only:

- Moretz Mill
- Elliott Knitting Mill
- Hutto's Store

Phase I and Phase II ESAs:

- Piedmont Wagon

- Hollar Hosiery Mill—moving forward with redevelopment plans.
- S & W Chemicals, Inc.—has been submitted to State for eligibility. The data showed impacts by ground water.
- Regal Manufacturing—found soil and ground water impacts.
- St. Stephens School—this is a marketable site and there is interest in it. It is owned by the local school district and they want a lot of money. This site was clean.
- Bumbarger Investments—will be complete this week. Low level ground water readings were coming from across the street.

Redevelopment

- Preliminary plans were shown for the former Hollar Hosiery Mill. Lenoir-Rhyne University is expanding and may develop across the street into the area of Hollar Hosiery and Moretz Mills and develop mixed housing.
- Renderings were shown for Piedmont Wagon. An appraisal has been done and there has been interest in the site. There are concerns about parking and visibility.

Remaining Brownfield Work

- IDW Drum Disposal
- September 2010 Brownfields Redevelopment Newsletter
- State Brownfield Program Eligibility Application/Agreements
- ABCA Reports—cleanup plan
- ACRES Updates—data base for all of the Brownfield sites
- Grant Close-Out Report

Grant ends September 30, 2010.

IV. Final Grant Wrap-up (Hart & Hickman)

Assessment Budget \$353,000
 \$295,000 Completed
\$43,000 - \$48,000 to Complete
 \$10,000 - \$15,000 Balance

Discussion ensued with regard to how to use the balance. The balance has to be spent by September 30 and could be used to help with some of the projects. The owners of Regal Manufacturing may be interested in utilizing the balance. The Regal property is not zoned for industrial—it was a non-conforming use that is no longer in effect. Ms. Surratt suggested doing something to make the building look nice on one side. Mrs. Patton suggested preparing a rendering with the building demolished.

V. Next Grant Cycle Application

Mr. Hickman encouraged the City to submit an application for another grant. The deadline is in November. Mr. Frazier said he expects the City to apply for another \$400,000. Mr. Hickman said it may be possible to receive a petroleum grant which is very flexible and allows you to do something with the properties. Mr. Frazier said that unfortunately the City cannot apply for remediation funding because the City would have to be the owner of the site and there are no such situations at this time.

Mr. Hickman added that there are coalition grants too. These grants require that five quasi-governmental agencies work together. A coalition grant can be for up to \$1 million. There are also revolving loan funds from which grants can be made. These loans are typically loaned to developers.

VI. The meeting adjourned at 12:30 p.m.

Patricia W. Williams
Patricia W. Williams, MMC
Minutes Clerk