

# Brownfield Redevelopment Newsletter

## Special points of interest:

- **SOC Station Environmental Site Assessment Results**
- **SOC Station Redevelopment Plans**
- **Upcoming Community Meeting**
- **City's Brownfield Website Launched**

## Redevelopment Planning Underway for SOC Station



**SOC Station Sign**

Redevelopment planning is underway at the SOC Station in Downtown Millen. A community outreach meeting was held in February 2009 where the results of the environmental site assessment were discussed and community members voiced their opinions on how the property should be used in the future. The property has a few limitations based on environmental and structural factors. The building will need to be demolished in order to remove the inactive petroleum storage tanks still in the ground. A municipal storm drain is located on the eastern half of the property along Harvey Street. No building structures may be placed over this storm drain in the future.

Residents had many ideas on how the property should be used in the future. The current property owners would like to see a memorial to Leon Aycock, former owner and operator for a number of years. The group thought that the SOC sign, seen above, and a small marble plaque bearing the name of the former owner, would be saved in memory of the former owner. In addition, the property could be called "Aycock Corner". Other ideas for the property included a sandwich shop, green space over the storm drain line, possibly some additional parking, and an area for tables for the sandwich shop, and small office building. Attendees thought the building design should be inspired by the Courthouse and could possibly have a front porch to welcome visitors to the City.

A draft redevelopment plan is included in this newsletter (See page 2).

## What is a Brownfield?

A Brownfield is a property that is abandoned or underused because of concerns about contamination. Sometimes these concerns are based on real environmental hazards, but sometimes the perception of environmental contamination can make it hard to redevelop a property even when there is little or no actual contamination.

The federal government defines Brownfields as "Abandoned, idle, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." Contamination is waste or other hazardous materials that are improperly handled and get into the water, soil, or air. If contaminants are found on a site, they usually can be remediated by one of three approaches: (1) removing the hazardous material, (2) removing and treating the soil or water and then returning to its original location, or (3) placing a protective cover of paving, soil, or other type of surface to ensure that it no longer presents a risk.

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**Marble Plaque to be preserved during redevelopment. "Leon Aycock" inscribed in plaque.**

*"The parking lot...would add a total of 46 new spaces. This would go a long way to alleviate parking concerns..."*



**SOC Station**

## Brownfield Website Launched

The City of Millen recently launched a website devoted to their Brownfield Program. The website has pages devoted to community outreach, news and events, and perhaps most importantly, a page devoted to the marketing of properties to prospective developers.

The website, [www.southeastbrownfields.com/millen](http://www.southeastbrownfields.com/millen), will help the City maintain lines of

communication with local stakeholders. Updates and progress reports will be posted to the website regularly. The website, hosted by Hart &

Hickman, PC, will be available to the City even after the EPA-funded Brownfield Assessment Grant ends on September 30, 2009.

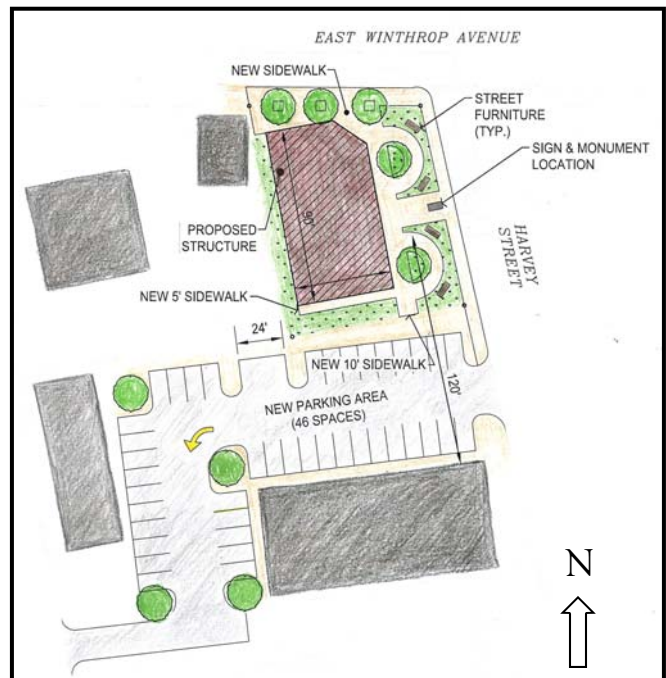


## Redevelopment Planning continued

The redevelopment plans include an office building with surrounding landscaping. In addition, the preserved SOC sign is located in the eastern portion of the site.

Since parking is in short supply in the area, the City has discussed with adjacent property owners the possibility of adding a parking lot, as seen below. If all property owners agree, the City will apply for funding for the construction of the depicted parking lot. The parking lot would be one way and would add a total of 46 new spaces. This would go a long way to alleviate the parking concerns for Downtown Millen.

After comments are received at the community outreach meeting, edits to the plans will be made and posted on the City's Brownfield website: [www.southeastbrownfields.com/millen](http://www.southeastbrownfields.com/millen).



**Draft Redevelopment Plan for the SOC Station and adjacent parking lot in Downtown Millen.**

## SOC Station Site Assessment Results

The City's contractor, Hart & Hickman, PC, completed the Phase II Site Assessment Report of the SOC Station in November 2008. The results of the assessment were presented during a community outreach meeting in February 2009.

A total of 15 soil borings were completed and numerous soil samples collected from these locations. In addition, five permanent monitoring wells were installed and ground water samples collected. In addition, asbestos and lead based paint surveys were conducted on the site building.

The Phase II site assessment report concluded that petroleum impacts were identified in soil and ground water at the site. In addition, lead was found in shallow soils behind the repair shop building. Select building materials were found to contain lead based paint and asbestos.

Because of these results, the fol-

lowing actions will have to be taken (1) underground storage tanks will have to be removed from the ground, (2) petroleum and lead impacted soils will need to be excavated, and (3) the on-site building will have to be removed in order to access the underground tank and impacted soil locations.

Because of these requirements, the property owner has volunteered to donate the SOC Station to the City of Millen. To protect the City of Millen from liabilities related to impacted ground water, the City entered into a Brownfield Agreement with the Georgia Environmental Protection Division (EPD).

Upon receipt of federal funding (see Cleanup Funds Story, pg 2) the City will be required by the state to clean-up soil contamination and remove the inactive underground tanks.

Now that the environmental risks

of the property are known, redevelopment planning can begin.



**Completed monitoring well at the SOC Station.**



**Soil Sampling Activities**



**SOC Station**



**Installation of a monitoring well at the SOC Station.**

*“The property owner has agreed to donate the SOC Station to the City of Millen”*

## City to Apply for EPA Cleanup Funds

Through the federal Environmental Protection Agency (EPA) Brownfield Program, grants are awarded to deserving communities for the Assessment and Cleanup of Brownfield Properties. Several million dollars are distributed each year to municipalities nationwide through a competitive bid process. The City of Millen plans on applying for a Brownfield Cleanup grant to complete activi-

ties required at the SOC Station. As noted in the “Site Assessment Results” story, page 3, the on-site building will have to be demolished, underground tanks removed, and impacted soil excavated and disposed. If awarded, the funds would be available in August or September 2010. Community outreach is an important part of the grant application process, and an informational meeting

will be held on September 14 (see page 4 for details). The City welcomes comments and/or questions regarding the Brownfield Cleanup grant application. If you are unable to attend the meeting and wish provide comment, contact Linda Grijalva at 706-210-2000.





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Residents, property owners, prospective developers, and other stakeholders are invited to become active participants in the City's Brownfield Program. The next event scheduled is a community outreach meeting on **September 14, 2009 at 6:00 pm** in Millen's City Hall. Redevelopment plans for the SOC Station, including artistic renderings of the proposed plans, will be presented and available for comment. Also, the agenda includes a discussion of the funding source for further cleanup and redevelopment of the SOC Station.

For further information please contact Ms. Linda Grijalva with the CSRA RC or visit [www.southeastbrownfields.com/millen](http://www.southeastbrownfields.com/millen).

**Visit our website at  
[www.southeastbrownfields.com/millen](http://www.southeastbrownfields.com/millen)**

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