

City of Wadley  
Community Meeting  
August 14, 2009

The City of Wadley held a community meeting on August 14, 2009. This group assembles monthly to discuss issues to facilitate the betterment of Wadley. Joselyn Harriger, with Hart & Hickman, was the guest speaker at this particular community meeting to discuss the City's Brownfield Program.

Joselyn Harriger (JH) utilized a Power Point presentation to facilitate discussions on various Brownfield topics including, the Edwards Property, bats, and the Depot property. JH first discussed the Edward's property, and that the monitoring wells had been abandoned and a structural survey had been completed as part of redevelopment planning. The recommendations of the structural survey were noted.

- Locate water leak
- Address bat concerns
- Secure Buildings
- Add "No Trespassing" signs, possibly danger signs. 1 –story section is unsafe, limit access

JH displayed the proposed redevelopment plans for the Edwards Property. One comment to the plan was to add additional bushes/shrubbery around the adjacent liquor store. JHH replied, that can be done during construction. No other comments made. Ms. Edie Pundt recommended that the community members go look at the building and property and decide if they liked the plans or not. Handouts of the proposed redevelopment plans were provided. JHH also noted that once all comments were received (would wait two weeks to obtain comments), the plans would be posted at [www.southeastbrownfields.com/wadley](http://www.southeastbrownfields.com/wadley) and on boards at City Hall. Note: No comments were received and the plans were subsequently published online.

The discussion then moved to the bats. The community expressed concerns about bats to the health of the community. They did not appreciate the smell of the bat infested properties. JH indicated that the City and H&H were attempting to get bat cleanup accomplished with assessment grant funds. A bat assessment had been completed, and an approximate cost assigned to the possible cleanup. In addition, the Jefferson County Health department wrote a letter supporting eradication of bats with EPA Grant funds. JH indicated that letters from the community would help. The Community replied that all were in support of the eradication of the bats and that the City/H&H should submit the sign-in sheet for today's meeting as their support. JH noted that EPA may not allow grant funds to be utilized for bat cleanup. The community expressed concern that how else could it be done? Ms. Pundt replied that it would take community input for the City to condemn one of the down town buildings.

JH discussed the Depot Property and that asbestos, lead, and structural surveys were completed. At the last community meeting, a member wanted to know if the building

could be saved. In response, these surveys were completed as part of the redevelopment planning. The structural survey indicated it would be more expensive to renovate than to demolish and rebuild. The City is in the process of negotiating a lease agreement with the railroad. The railroad sent a lease which allows the City to demolish the building and rebuild something else; however, the railroad reserves the right to revoke the lease with only 30 days notice. In addition, the insurance requirements that the City would have to obtain are very high. The City's attorney had previously recommended working toward a sale agreement with the railroad prior to the City demolishing or constructing anything.

Meeting moved into discussions of other city matters including the Transportation Enhancement Grant the city was awarded, demolition of dilapidated residences along Main Street.

JH was asked how EPA funds can be spent. Could they be used for redevelopment of Edwards? JH replied that they could not. They were good for environmental assessments and planning, but not for construction or cleanup costs. JH indicated that USDA had a rural development grant that could potentially pay for construction, and that your local regional commission could work with the City to obtain that grant if they chose to continue.

The community then discussed creating Community Block Captains, then the meeting was adjourned.

## City of Wadley Brownfield Assessment and Redevelopment Program

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August 2009



CITY OF WADLEY



## Edwards Property – Saving Existing Buildings



## Edwards Property – Existing Buildings



3

## Edwards Property – New Commercial Building



4

## Edwards Property



5

## Norfolk Southern Property



6