

BROWNfield REDEVELOPMENT Task FORCE

April 21, 2005

Task Force Meeting

Center for Regional Planning and Design

Meeting Notes

draft

In attendance:

Task Force Members:

Robert W. Wilkerson	Senior Planner, RPCGB
Jennifer Fairley	RPCGB
Bob Strickland	Alagasco
Karen Ameen	Jefferson County, Land Planning Division
Chris Reaves	UAB Center for Urban Affairs
Keith Strother	City of B'ham

Guests:

Jason Hughes	Highland Technical Services
Randall Gamin	City of Cordova
Sterling Fields	East Bham Neighborhood Assoc.
Gene Melton	Mayor, Trussville
Tom Maxwell	RPCGB
Jody Saiia	Saiia Construction
Camilla Warren	EPA
Loxil Tuck	Mayor, Tarrant
Alan Davis	Southpace Properties
Andrew Murr	Barge Waggoner Summer and Cannon
Pat Donaldson	Insurance & Investments
Mark Holtkamp	Marsh
Lillie Cole	
Ellis Brazeal	Walston, Wells
Charles McPherson	McPherson Oil Co
Foster McClain	City Hall, Community Development
Cory Johnson	WARC
Billy Hewitt	City of Tarrant
Brad Jinkins	Mactec
Duane Wallace	City of Jasper
Mark Bentley	Bhate
Jerry Gross	JCEIDA
Hugh Hagood	
Tina St. John	AmSouth
Edwin Johnson	ADEM
Ephraim Stockdale	APCO
Eph Mazer	Mazer Real Estate
Stephanie Davidson	Jordan, Jones and Guilding
Teresa Lewis	Tuscaloosa
Chip Cates	Tuscaloosa
Bobby Horne	North Avondale
Cynthia Mwenga	The Redmont School
Scott Promer	Malcolm Pirnie
Charles Raine	Khaffa
Rebecca Pritchett	Sirote & Permutt, PC
Maxine Parker	
Jimmie Coleman Sr.	

Bob Wilkerson welcomes and provides time for introductions.

He summarized the Task Force's activities and upcoming issues/opportunities:

Property Reuse Seminar, March 10, 2005

Tarrant Charette – MLA students, Auburn, March 16, 2005

Area Wide Assessment Grant – Tarrant, EPAs decision expected in June, 2005

The Redmont School: Task force is assisting in the school's search for brownfield property
Livable Cities Conference, May 6, 2005
Solar Workshop, May 25, 2005
Bob provided information about the FASB #143, Sarbanes – Oxley, and All Appropriate Inquiry,
December 15, 2005. He quoted the CFO magazine and the March 18 Wall Street Journal to illustrate the
national interest and consequences of this information.

Presentations:

Dr Chris Reaves, UAB: “Brownfield Toolkits”

- Dr. Reaves indicated that there is a disconnect between desire to perform and the access of knowledge regarding brownfield and their issues. He indicated that the Environmental Clearing House on the EPA website, Clu-In.Org and numerous sites contain the information needed. He proposed that we use this information to address numerous specific needs. The source hardcopy available from EPA is the Roadmap publication. Available at:

<http://www.clu-in.org/products/roadmap/home.htm>

The Roadmap provides a step by step guide from identifying a site through redevelopment. He supplied a definition, the term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Brownfield properties often:

- Are in desirable locations such as near city centers, waterfront areas, transportation hubs, utilities and a ready pool of workers or patrons.
- Have facilities that can be reused such as buildings, docks, transportation infrastructure, etc. These may allow reduced costs compared to building new facilities.
- Cost less to purchase.
- Might be eligible for benefits or incentives such as state or federal tax programs and financial assistance.

Provide great value to the community by supporting commercial and/or industrial jobs and improving the tax base or, when appropriate, recreational or leisure opportunities, retail development, increased tourism, and by preserving greenfields from development.

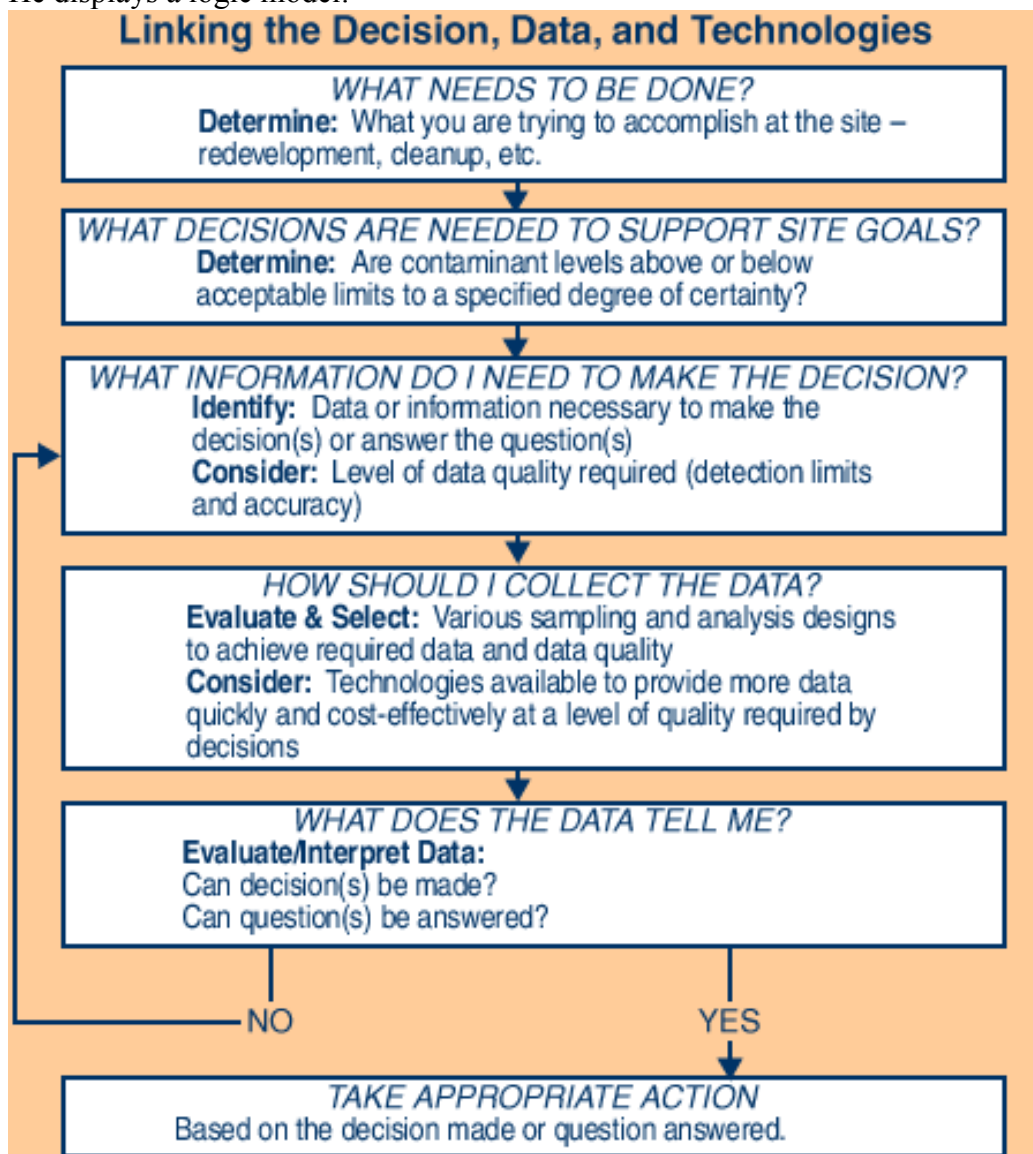
The first step would be a site assessment where historical information is gathered. This would include a series of questions:

1. Has a redevelopment plan been prepared or a proposed end use identified? Is the site located in an area targeted for redevelopment? Is the site located in an industrial area? Will it remain industrial or be rezoned for commercial use? Or is a residential development planned? Will community members who use the property be exposed directly to the soil or sediment?
2. What data are needed to support the long-term goals of the project, address concerns related to it, and ensure its acceptability? What decisions need to be made, and what data should be collected to support those decisions? What level of quality or uncertainty is necessary to meet those goals?
3. What is known about the site? What records exist that indicate potential contamination and past use of the property? Have other environmental actions occurred (such as notices of violation)? Has an environmental audit been conducted? What information is needed to identify the types and extent or the absence of contamination?
4. If the site is located in an area targeted for redevelopment, is the site being considered for cleanup under a federal or state Superfund cleanup initiative?

5. Will the site be entered into a Voluntary Cleanup Program (VCP)? If not, what agency (federal, state, local, or tribal) would be responsible for managing oversight of cleanup? Are there other federal, state, local, or tribal regulatory requirements for site assessment?
6. What are the special needs and concerns of the community? How can community involvement be encouraged? How will community views be solicited?
7. What environmental conditions will the community find acceptable? What environmental standards should be considered to ensure that community stakeholders are satisfied with the outcome of the cleanup, in light of the identified and proposed reuse?
8. If the site shows evidence of contamination, who and what will be affected? Who will pay for the cleanup?

The answers to these questions will supply the complete information necessary for successful redevelopment.

He displays a logic model:



This is the process to be followed to insure development.

Action plan and answers: There are 50 articles on line on how to conduct a site assessment. There are also Industry Profile Fact Sheets, compiled by EPA Region 3, with sampling strategies. The web contains a plethora of information.

Dr. Reaves commented on the applicability of government oversight programs, and that community involvement is an essential component of any redevelopment program.

Dr. Reaves requested that the Task Force review this presentation and provide suggestions and ideas to complete this section of the toolkit and provide an outline for completion.

His presentation will be posted to the web: www.rpcgb.org/brownfields/brownfields.htm

GIS Brownfield Project – EPA/RPCGB – Elizabeth Salter

Ms. Salter is a GIS Analyst with the Regional Planning Commission and she is working on a GIS database with EPA for our Region. She showed the components of the program and tools available. This program should be completed in June. It will show all sites involved in brownfield clean ups and will supply a public record and inventory of the work. We will have another demonstration and training at that time.

Camilla Warren – EPA Region 4

Ms. Warren indicated that she has brought some information – including the road map that Dr. Reaves mentioned. She will supply more of these to this group.

She indicated that the environmental planners are a key element to project goals. She recommended that the initial considerations of what will be achieved with the property should not be rushed. The Tool Kit's lists of questions are critical to success - these questions can assure contractor compliance.

She recommended spending time on the site, goal and getting the community involved, along with making contacts outside of the regular circle of associations. She also recommended getting several cost estimates. The brownfield program is not a compliance program, but a re-use program. Compliance is meeting your goals, and consultants are valuable resources for providing and achieving the goal.

Questions:

Are there established uses for waste products, specifically foundry sand?

Camilla recommends segregating out the hazardous product, and then mix to average down contaminate levels.

Other comments from attendees recommend the Waste Reduction and Technology Transfer (WRATT) group be contacted for advice.

Other comments include that KMAC in North Birmingham will reclaim industrial wastes.

ADEM will review assessment plans which can save money if you join before you begin assessment activities.

How many Voluntary Cleanup Program (VCP) sites?

200 --- Southern Natural Gas has 196 of those. Dozens are exiting system now.

EPA fully supports ADEM's VCP. EPA provides supplemental assessment, but cleanup rests mainly with the state. Consultant needs adequate insurance to protect you if something else is found. That is why you always need a comprehensive assessment.

Some sites will be reassessed, for instance, when we evaluated potential threats on sites 10 years ago, there were no people living near some sites. Now, with population expansion, sites need to be addressed. VCP works for those sites.

Meeting adjourns.