

Brownfields Coalition Advisory Council Meeting 6

Assessment & Revolving Loan Fund

December 19, 2024 at 2:00 PM

Benjamin Hooks Central Library

3030 Poplar Ave, Memphis, TN 38111



Attendees:

In Person:

12/19/24 Brownfield Council		
NAME	Org	G
George H. Harris	Liaison	
Antonia Maxwell	TACDC	
ANDY GREENMAN	CRA	
Jessica Aytchan	EDGE	
Andy Kszar	ISDC	
Felicia Lloyd	Liaison	
Rebecca Hutchinson	SCORE-CDC	
Dr. Eziza	KSCCIX	
Stanley Tyler		
Vivian Ekstrom	CRA	

Virtual:

Eric Story Neimeyer

Klarissa Kahill

Bria Saulsbery

Mimi Marcus

Nigel Roberts

Paula Middlebrooks

Mike Larrivee (ML): Welcome and Introduction. Intro/Reminder of origin of this Brownfield Coalition, the grants we have, goals of council. R\$1M RLF and \$1M Coalition Assessment

Jessica Aytchan (JA): Edge RLF Updates. Reminder of Goals & Objectives. Explanation of tasks: project oversight and management, community involvement, loans & grants, Cleanup, Reporting. RLF Fact Sheet, call for sharing of information with developers / potential projects.

Audience Question about other EDGE Opportunities and Stacking with this one

JA: Yes, it'd be a separate process, but we can talk about any such projects.

Emma Turri (ET): Assessment Grant Updates on Tasks: Project Management / Compliance & Reporting, Community Involvement & Engagement, Site ID & Assessments, Cleanup Planning & VOAP. Please take a copy of the CIP with you if you'd like to do so. Includes lots

of information, including a glossary with definitions and summaries. New Brownfield Flyer about grant and what it does, fact sheet. Next meeting will be in March.

- ET: Sharing out about experience at Memphis 3.0 meeting in North Memphis. Were able to make connections, share information, learned about some sites in Douglass area. Looking for site info about all of Shelby County with emphasis on these areas [Map Shared].
- ET: Update on Former Wayne's Pinball Palace: Terracon has drafted Phase 1, including 1500 page report. 8 parcels totalling 1.4 acres. Lots of past uses. One of the earliest developed parts of the cities. Residential until 1920s/30s. By the 50s, lots of commercial uses. Incl two gas stations, autoshop, and laundromat. Evidence of gas, motor oil contamination. Recommendation to enroll site in TN VOAP. Currently awaiting proposals for redevelopment. Planning to wait for development plans to come in and enroll in VOAP then.
- ET: Update on Ibrahim (Chism Trail) Site. Near St Jude. Danny Thomas, Jackson Ave, North Pkwy. Received with old reports from past owner. USTs removed. Dry cleaner and gas station in past uses. Aware of high concentrations of dry cleaner chemicals on portion of site. Will share with TDEC for next steps.
- ET: 1344 Jackson Ave is queued for Phase 1 ESA. Awaiting Site Access. Concerns: Asbestos & lead based paint. Need more info on past uses.
- ET: Former St Thomas Church Site primarily looking at for ACM & LBP. Monday morning going for site visit. Should have report by end of Jan. Plan for Sr housing facility, adult day care, and health center.
- ET: BDC Business Hub Site, awaiting EPA Approval of QAPP. BDC aware of old UST in one corner of property, wants to learn more to know how to structure expansion plans.
- ET: Griggs Business College Site on Vance. Site Access Received, queued for bid. They already did Phase I and II. Preliminary reports indicate historic past use of nearby dry cleaner. Owner of parcel next door is allowing access to learn if there are contaminants.
- ET: Lick Creek Park at channelization to naturalized area. Plans for turning area into naturalized area. Concerns about potential contamination from nearby interstate, scrap yard, Cypress Creek.
- ET: Inventory Update, first publicly available spreadsheet should be beginning of January. Currently checking data and filling in gaps. Going to work with GIS Consultant and staff to clean up data, fill in gaps, check for State remediation numbers, etc.
- ET: Community Involvement & Engagement. Sharing of Points of Contact as well as Brownfield Coordinators / Community Liaisons. CIP Will be updated twice a year.
- ML: What is a UST?
- ET: Underground Storage Tank
- ML: The reason we're focused on it is that there are benzochemicals usually associate with it. Known carcinogens. Chlorinated Solvents are associated with dry cleaners, it sinks into our aquifer and is known carcinogen, organ failure, etc. Agrochemicals/pesticides like from Velsicol are problematic ones.
- Audience Question: Is there a timeline on the process?
- ET: It's federal money, can take a while. For a Phase I, if it's a new site, if you brought it to me today, I could have it presented at next Steering Committee meeting (Jan 23), if it's approved, I could order it next week or so, then maybe 30 days to a Phase I. For Phase IIs, I

don't have a great idea under this grant because I haven't gotten final QAPP Document.

Phase IIs I've ordered previously (not through this grant) have been maybe 30-60 days.

Audience Question: If there's past info about site, does that help a Phase I move faster?

ET: Mainly it just gives us more thorough but not faster

Audience Question: About fiber installs going on throughout city.

ET: I don't personally have environmental info about data like that. We could consider asking more about it.

Audience Question: Data and signals questions surrounding concerns of environmental and EJ concerns of large data centers and physical infrastructure associated with that

ET: Until that's an EPA-recognized contaminant

ML: What's the known concern?

Audience Question: Green initiatives come with issues, sharing of concerns.

ML: Those are legitimate concerns but fall outside of the scope of this grant.

Audience Question concerning Memphis Depot Superfund and Mallory Corridor

ET: Superfund sites are not eligible as it's a separate program, which is handled directly by EPA

Audience Question about nearby sites

ET: Let me follow up with you afterwards.

Audience Question following up

ET: That would come from working with the state of TN on the site. All going to be property-by-property. I'm happy to continue the conversation afterwards.

Audience Question: Are you working with developers to build infrastructure for remediation? Like a pond with erosion issues. And are you working with any farm money on this?

ET: Our funding is stackable. As is EDGE's RLF. The pond is going to be more geotechnical unless there's a known contamination issue.

ML: Might help to talk a bit about what is eligible.

ET: For CRA, it's everything up to the cleanup. Phase I & Phase II. Definitions of those. Enrolling site with state, create cleanup work plan. Do you need legal covenants on the property? Institutional controls, engineering controls. The CRA grant can't do those things, etc. But it can make the plan for remediation.

JA: That's where EDGE RLF comes in. We can do the cleanup portions, the cleanups that those plans call for.

Online question about visualizing data

ET: That visualization of data will be publicly available, a kind of one-stop-shop to learn about brownfields, mapping.