

TAB 13

EDENFIELD SITE ASSESSMENT

Attached is a chronological history of the issues relating to the Edenfield Property, located at 505 5th Street West.

The City purchased the environmentally contaminated property in 1998. In 2001, the FDEP was requiring assessment and remediation of the property. In 2004, the property was transferred to CRA ownership, to provide for the funding of the FDEP requirements as well as the potential redevelopment of the property. The Director of Public Works negotiated terms with the FDEP that allowed for the City to avoid negative action while conducting a site assessment and redevelopment plan.

A detailed site assessment was completed by SCS engineering (excerpts attached) and submitted to the FDEP. The FDEP did not issue an opinion as to the allowable redevelopment uses of the property, awaiting a change to the ruling regarding allowable limits of certain contaminants.

In March of 2008, the FDEP advised the City that the new rules were in effect, but noted that the City had submitted the site assessment prior to the change in rules.

In November of 2008, the FDEP clarified their position, stating that the City would be required to complete a revised site assessment in accordance with the new rules. The FDEP has agreed to meet with City and CRA staff to determine which portions of the existing site assessment will be accepted, and what the scope of a future assessment must be.

Staff has obtained a cost estimate for the completion of the site assessment. Additionally, the scope of services includes future phases, so as to secure current-day pricing for any remediation that may be deemed necessary. (attached) Phase I for the development of a site assessment plan is estimated to cost \$22,240 and Phase II for the actual completion of the site assessment is estimated to cost \$94,470.

The CRA has discussed the possibility of redeveloping the property with a few parties, but until the FDEP allows for such redevelopment or the property is remediated, no action can be taken.

Staff hopes that the additional site assessment will provide information that also determines the source of the contamination, to allow for the sharing of remediation costs.

This project is consistent with CRA objectives, in that it strengthens the City's contribution to the well-being of the community and enables successful on-going revitalization.

QUESTIONS:

- **Should the CRA fund Phase I and II of the proposal for site assessment of the property, as required by the FDEP?**

April 14, 2009

CRA Board accepted the recommendation of the CRA Advisory Board to fund Phase I and Phase II in an amount not to exceed \$116,710.