

Meeting Summary
Community Information Meeting 1
January 26, 2016
2:00 – 3:20 pm

Summary Prepared: January 28, 2016

This summary was prepared to formally document Community Meeting 1 associated with the Macon-Bibb County EPA Brownfield Assessment project which was initiated in December of 2015. Power Point slides for the presentation are posted on Macon-Bibb County’s web site.

The meeting was well attended with a total of roughly 35 people, including County employees, elected officials, and the general public. Representatives of the Middle Georgia Regional Commission, EPA, the Georgia Environmental Protection Division, as well as Keith Ziobron and Stephen Wilson of Resolute Environmental & Water Resources Consulting were present.

An outline of the presentation is provided below

- I. Introductions & Meeting Summary
- II. EPA Brownfield Program Summary
- III. A Leveraged Vision for Macon-Bibb County
- IV. Scope of Macon-Bibb’s Community-wide Assessment Project
- V. Site Selection & Redevelopment Strategies
- VI. Community Input
- VII. Project Schedule
- VIII. Open Discussion

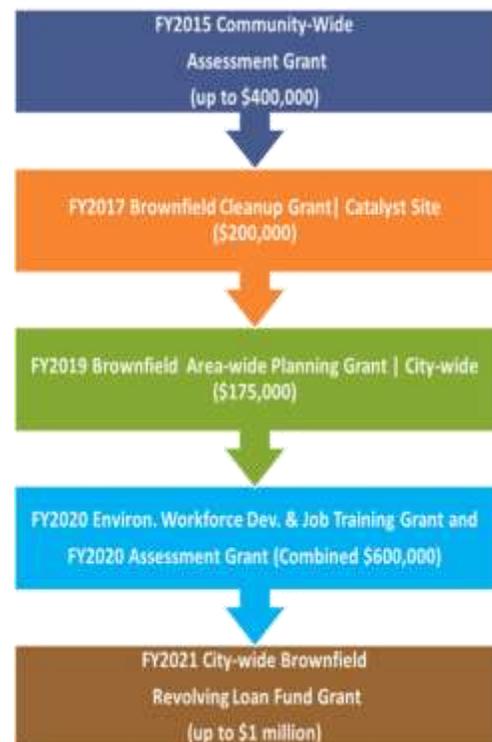
Presenters and the items they discussed at the meeting are listed below.

- Julie Moore, Macon Bibb County – Introductions and support during the site selection and redevelopment strategies discussion
- Keith Ziobron, P.E., Resolute Environmental & Water Resources Consulting – Topics I, III, IV, V, VI, VII and open discussion
- Margaret Olson, EPA – Topic II and open discussion

Under topic II, Ms. Olson of EPA provided a general overview of EPA’s Brownfield Grant program. This included discussion on the various grants available, discussion of the Assessment Grant specifically, and went on to provide some case studies for projects completed in communities similar to the County.

Next, the leveraged vision for the Macon-Bibb County Brownfield program was discussed. This vision is demonstrated by the graphic to the right. The goal is to leverage the momentum initiated by this

A Leveraged Vision



assessment grant and utilize additional assessment, cleanup, and revolving loan fund dollars to effect long term change in the community.

Next, under topic IV, the scope of the Assessment Gant was discussed. As noted in the graphic to the right, the project components can generally be divided into five tasks. Beginning with the development of programmatic plans, and moving from site selection, through assessment and finally through the development of cleanup plans. The latter be used as the basis for the application for cleanup grants.

Next under Topic V., Site Selection & Development Strategies, four concept-level strategies were put forth for consideration. These strategies were presented in order to illustrate some potential options for how the assessment dollars might be used to catalyze growth.

These development strategies focused on the area from Second Street to Seventh Street, as this area of the County that was the focus of the grant proposal to EPA. Elected officials and community members present also suggested that other sites or areas of the County be considered for assessment. These sites/areas include and current notes regarding their status are provided in the Table below.

Scope of Assessment Grant



| Site/Area | Know Status as of Issuance of This Document |
|-------------------|---|
| Barnes Ferry Road | Resolute has reach out to Georgia EPD in order to gain additional insight into the on-going monitoring and remediation program which is reportedly underway with respect to a jet fuel pipeline release which occurred in 1988. Per a 1/28/16 telephone conversation with the agency, there is a large jet fuel plume in the ground water which is generally located ~80' below ground surface and is in corrective action. In addition, the agency is I he process of responding to the Commission's 11/3/16 letter regarding the issue. Based on the fact that EPD is engaged in the management of this condition, it is not anticipated that the use of Brownfield Assessment funds is warranted with respect to this condition. |

| Site/Area | Know Status as of Issuance of This Document |
|---|--|
| Payne City Wood Treating site and adjacent park | Undergoing remediation under approved corrective action plan. The Status of the adjacent park is unknown. However the PRP has collected tree samples from park to gauge contaminant uptake. This area is a significant distance from the study area, and likely does not warrant inclusion in the program as the site is undergoing corrective action. The surrounding area may be a candidate be a candidate for future assessment following this initial grant funded project. |
| Future Senior Center Sites: 1.) 7th and Walnut, 2.) Riverside Drive Site, 3.) AGL site. | Properties are likely within the study area. Parcel at 7 th and Walnut may be assessed pending eligibility and evaluation relative to other candidate sites. |
| Vacant residential site behind Goodwill off of Eisenhower | The vacant residential property at 4719 and 4773 Raley Road off Eisenhower is in the process of being considered for a multi-family development by a private concern, and in its current state likely represents a code violation property rather than a candidate for Brownfield assessment. |
| Misc. Gas Station sites | Vacant gas stations in the study area are currently being considered. for assessment. |

Next, the community input requirements of the grant were discussed. It was reinforced ant public involvement in the project is essential to both the success of the current project as well as to the ability of the county to leverage future funding. Also, it should be noted that a Community Involvement Plan (CIP) was developed and is or will soon be posted on the County website.

The schedule was the next topic of discussion. Though the grant has a three-year implementation period, the goal is to complete the majority of the work under this grant by mid to late February of 2017, with the intent of subsequently applying for cleanup grants for one to two of the properties to be assessed in the coming months

The next community information will likely be scheduled for some time during either the later part of the second quarter, or the early part of the third quarter of this year. If you have any questions regarding this summary, do not hesitate to contact, Keith J. Ziobron, P.E, Project Manager at: Keith.Ziobron@ResoluteEnv.com.