

CITY OF WARRENVILLE

MEMORANDUM

TO: Mayor, City Council, and City Administrator Coakley
 FROM: Ronald Mentzer, Community Development Director ^{RM}
 SUBJECT: INFORMATIONAL UPDATE ON OLD TOWN
 REDEVELOPMENT SITE #2
 DATE: November 5, 2020

The following actions have been undertaken on Old Town Redevelopment Site #2 since the City acquired the property in early July:

General Property Maintenance

The Public Works Department has removed all debris, high grass, and weeds from the external areas of the property, installed missing caps on the underground storage tank (UST) fill pipes and monitoring well pipes, installed brown painted plywood on all kiosk and convenience store building glass areas, and installed City and US flags on the existing flagpole on the site.

Liability Transfer Agreement with Phillips 66

- Finalized negotiations and obtained City Council approval of a Liability Transfer Agreement (LTA) with Phillips 66 Company (P66). Under this agreement, P66 Company committed to pay the City \$90,000 to close out their 20+ year old leaking underground storage tank (LUST) incident on the property.
- Submitted evidence of the various Illinois Environmental Protection Agency (IEPA) and Office of State Fire Marshall (OSFM) filings required under the LTA to P66. P66 has until November 23, 2020, to issue the \$90,000 payment to the City.

Underground Fuel Storage Tanks

- With the assistance of Terracon Consultants (Terracon), the City filed the IEPA LUST Program and the OSFM paperwork required to properly document the City had taken ownership of the property, accepted responsibility for the existing underground storage tanks on the property, and assumed responsibility to close out the 20+ year old P66 LUST incident on the property. This action allows the City to access up to \$1.5 million in IEPA LUST funding to properly close-out the old P66 LUST incident.
- Reported a second potential LUST incident on the property to the IEPA LUST Program and the OSFM. This action allows the City to receive IEPA LUST Program reimbursement for the majority of the consulting and construction costs incurred in conjunction with its removal of the existing USTs on the property and to close-out any new LUST incident triggered when the UST's are removed.
- With the assistance of Terracon, prepared the bid package, publicized the project, and opened the bids for the removal of the UST's on the property. The low bid received for this project is approximately 20% lower than the staff estimate provided to the City Council during the property purchase due diligence process. The award of this project to the low bidder is scheduled for City Council action at the November 16, 2020, City Council Meeting. The project is expected to be completed within 45 days of project award.

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IEPA Site Remediation Program

With the assistance of Terracon, finalized the preparation and filing of a Comprehensive Site Investigation Report, Remediation Objectives Report, and Remedial Action Plan (CSIR/ROR/RAP) with the IEPA Site Remediation Program (SRP). This action will ultimately allow the City to obtain a No-Further-Remediation letter from the IEPA for the non-petroleum related subsurface contamination on the property.

IEPA Brownfields Assistance Revolving Loan Fund Agreement

- With the assistance of Terracon, finalized the preparation and submittal of a Revolving Loan Fund (RLF) application to the IEPA Office of Brownfields Assistance (OBA).
- Staff is currently reviewing the 57 page draft intergovernmental agreement (IGA) the IEPA OBA prepared in response to the City's application. The draft agreement reflects the IEPA OBA's potential issuance of a \$690,000 no interest loan, \$200,000 that would be dismissed, to the City for the various consulting and construction costs the City would incur to properly address all of the non-petroleum related subsurface contamination on the property. Once the IEPA SRP approves the City's CSIR/ROR/RAP, this IGA can be finalized and then presented for City Council review and potential approval.