

## Phase III - Interim Planning for Brownfield Redevelopment.

The ultimate objective of the EPA Brownfields Grant program is to provide enough information to allow the participants an objective understanding of the extent of petroleum contamination, a preferred means to remediate, and an estimate of the cost to remediate. The Limited Phase II ESAs revealed the presence of petroleum contamination, but was unable to clearly identify the extent of petroleum contamination, a preferred means to remediate, or a meaningful estimate of the cost to remediate. The Interim Planning for Brownfield Redevelopment (IPBR) objective was to provide recommendations for additional investigation, including an estimated cost to complete additional recommended investigation.

### **In general the IPBRs recommended:**

- Additional site soil sampling
- Monitoring wells, water testing
- Completion of Supplemental Risk-Based Assessment and completion of a Supplemental Phase II ESA report.

As noted, the IPBR reports were structured to provide a plan to further delineate the impacts detected during the Limited Phase II ESA investigation. A budgetary estimate (approx. \$50,000 per site) for completion of supplemental environmental assessment was provided in the IPBR's. The tax lots that had a budgetary estimate are: 4800, 7700, 7500, 7800.

**Financial Summary** — The additional delineation costs are based on individual site investigation of each tax lot, and are intended to be conservative estimates. It is expected that the cost of completing the Supplemental Phase II ESA's can be reduced by consolidating abutting properties, and coordinating further subsurface investigation with site demolition. The primary objective is to identify mitigation needs and expenses, mitigation and attainment of a "No Further Action" letter from ODEQ.