

Taber, Lisa

From: Stukes, Mary Katherine H. [marykatherinestukes@parkerpoe.com]
Sent: Tuesday, January 29, 2013 1:33 PM
To: Taber, Lisa
Cc: 'Joseph, Randy'; 'Terry Sholar'; Griffin, III, Thomas N.
Subject: RE: Former Scott Aviation Property (Monroe, NC)

Lisa,

Thanks for your email. We are working to gather this information and will be back in touch soon.

Thanks again,

Mary Katherine

Mary Katherine Stukes

Associate



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From: Taber, Lisa [mailto:lisa.taber@ncdenr.gov]
Sent: Thursday, January 24, 2013 12:23 PM
To: Stukes, Mary Katherine H.
Cc: 'Joseph, Randy'; 'Terry Sholar'; Griffin, III, Thomas N.
Subject: RE: Former Scott Aviation Property (Monroe, NC)

Mary Katherine,

Thank you for the update. You state that the concrete pads and paved areas will not be disturbed during this phase of demolition but before soil is exposed on the site we would request that an environmental monitoring/oversight plan be in place to screen for unforeseen soil contamination. We typically request the opportunity to review that plan.

With respect to future environmental testing, and without actually having recently reviewed the site information, I think it is reasonable to expect we will need some soil testing and at least an updated picture of groundwater contamination. It is very important that I be provided the plan for my review before any testing is implemented. The Brownfields Program sometimes has a somewhat different perspective on environmental testing for risk assessment than other DENR agencies and following other protocols can result in the need to collect additional samples and run different analyses later. In fact, we may actually require fewer samples than a consultant might propose and could help the City avoid unnecessary expenditure.

Below is the last "report" we have in our files and it is just a workplan. Has the Phase II ESA work been performed at the site? Or is that the type of assessment you are now looking at doing? Also, who is the consultant you are working with?

- PHASE II SITE ASSESSMENT WORK PLAN, FORMER SCOTT HEALTH AND SAFETY FACILITY, 309 & 310 WEST CROWELL ST., BY EARTH TECH, NOVEMBER 2007

Please have your consultant forward the assessment plan for my review prior to its implementation. I would appreciate being allowed at least 2 to 3 weeks for my review as I will need to review the documents in our file as well. Hopefully, we can get all additional testing required for the Brownfields Program in one phase of assessment and be in good shape for drafting the BFA. To that end, if the City is closer to redeveloping this parcel, I will need the redevelopment plan in whatever detail exists at this time. At a minimum, we would like to know the planned use(s), cut/fill/grading plans, subgrade infrastructure or structures (e.g., parking, elevator shafts, etc.), and a plan showing where the buildings and other structures will be located. A timeline for the work would also be helpful.

Thank you again for the update.

Lisa Taber

From: Stukes, Mary Katherine H. [mailto:marykatherinestukes@parkerpoe.com]
Sent: Thursday, January 24, 2013 11:22 AM
To: Taber, Lisa
Cc: 'Joseph, Randy'; 'Terry Sholar'; Griffin, III, Thomas N.
Subject: Former Scott Aviation Property (Monroe, NC)

Lisa:

Please find attached a letter regarding the City of Monroe's planned demolition activities at the above-referenced brownfields project.

Please feel free to contact me with any questions about this attachment or the City's planned activities.

Best regards,

Mary Katherine Stukes

Mary Katherine Stukes

Associate



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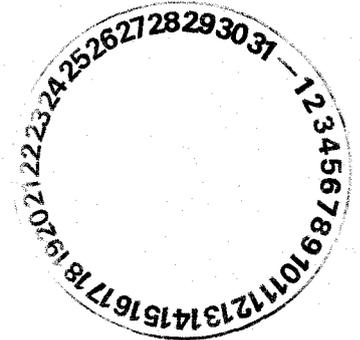
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Charleston, SC
Charlotte, NC
Columbia, SC
Raleigh, NC
Spartanburg, SC

January 24, 2013

VIA E-MAIL AND U.S. MAIL

Ms. Lisa Taber, PG
Brownfields Project Manager
North Carolina Department of Environment and
Natural Resources
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



Re: Planned Demolition of Structures at Former Scott Facility (Monroe, NC)

Dear Lisa:

You have worked with Tom Griffin and Allison Edgar of our office on the brownfields process for the former Scott Technologies, Inc. facility located in Monroe, North Carolina (the "Property"). As you may remember, in 2005, the City secured the Property's eligibility to enter the North Carolina Department of Environment and Natural Resources' ("DENR") Brownfields Program for redevelopment of the Property, and has been working with you to put in place a Brownfields Agreement for the Property.

The City is now in a position to demolish the structures located on the Property. The City plans to remove the structures and potentially market the Property for commercial development in the future. The planned demolition activities will include removal of the buildings on the Property. The City does not plan to remove the buildings' concrete pads or the existing parking lots at this time. Due to the age of the buildings, the City has performed an asbestos survey and has properly removed all asbestos-containing material identified in that survey.

The City hopes to mobilize to begin the demolition within the next 30 days. We will provide you with copies of all work plans and keep you informed as to the schedule for the demolition activities in the event that DENR would like to observe the work.

A consultant is currently reviewing all existing site characterization data and environmental reports related to this site. The consultant will determine if the site is sufficiently characterized to proceed forward or if additional sampling is required. We anticipate that the consultant's review will be completed within the next 30 days and if necessary sampling will follow. If additional sampling is required, it could take up to another 30 to 90 days to complete the sampling and reporting back on the data. We will provide DENR with copies of all reports as they become available.

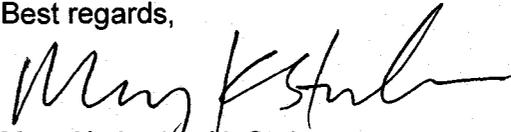
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Ms. Lisa Taber, PG
January 24, 2013
Page 2

The City remains interested in entering into a Brownfields Agreement with DENR for the Property. Please let me know when we can expect to receive a draft Brownfields Agreement, or if you need any additional information to move this project forward in the brownfields process.

We appreciate your assistance with this matter. Please feel free to contact me with any questions about the activities described above.

Best regards,



Mary Katherine H. Stukes

cc: Terry Sholar, Esq. (via e-mail and U.S. Mail)
Randy Joseph, Esq. (via e-mail and U.S. Mail)