From:	Eckard, Sharon
To:	Bateson, James; Jesneck, Charlotte; Walch, John; Caulk, Kim; Woosley, Julie; Mccarty, Bud; Williford, Mike; Scott, Michael; Doorn, Peter; Cotton, Helen; Bush, Ted; Jackson, Vance; Davies, Robert; Qi, Qu
Cc:	Nicholson, Bruce; Culpepper, Linda; Matthews, Dexter; Liggins, Shirley
Subject:	Initial Notification of a Brownfields Property Application - Raleigh, Wake County
Date:	Friday, February 28, 2014 3:06:48 PM

To DENR Cleanup Programs:

This is an internal courtesy notice to inform your program that the DENR Brownfields Program (Brownfields Program) is in receipt of a Brownfields Property Application (BPA), submitted by **MiP Holdings, LLC** as Prospective Developer, seeking entry into the brownfields program for the following property:

Site Name: **Parking Lot Parcels** (three parcels)
Address: 119 S. Bloodworth Street
City/County: Raleigh, Wake County, 27601

AKA: no known aliases – formerly residential and parking uses
Tax ID: Wake County tax parcels: 1703888477, 1703889581, 10703889388, & 1703888357
Known Identifying Numbers: None

The subject property is about a 1-acre site comprised of four tax parcels in Raleigh partially bounded by E. Hargett Street, S. Bloodworth Street, and S. East Street, in a historically blighted and underutilized area just east of downtown Raleigh. Three of the four parcels are currently owned by the United States Postal Service, and are under a purchase contract with the PD, and one parcel is owned by the City of Raleigh that PD expects will be purchased by PD as well. The past use has been primarily residential and as a parking lot; playground equipment is currently situated on the parcel owned by the City. Phase II ESA activities performed in 2013 indicated contamination of soil by petroleum hydrocarbon compounds, potentially from USTs or other sources of contamination. The intended site reuse is for the construction of the Florian Midrise project, a multi-unit residential rental apartment building.

Information regarding the applicant Prospective Developer, including the primary contact person for the prospective developer is provided below.

Prospective Developer:	**MiP Holdings, LLC**
PD Officer:	**John E. Florian**
PD Address:	**Metropolitan Investment Partners, LLC** **9405 Shadow Oak Way** **Raleigh, NC 27615**
Phone No.:	**919.870.0353**
Fax No.:	**919.870.0353**
Email:	**jeflorian@floriancompanies.com**
Website:	**none listed**

PD Contact: same as above

PD Address:
Phone No.:
Fax No.:
Email:
Website:

MiP Holdings, LLC is a manager-managed LLC, the ownership of which consists of the following individuals:
John Florian – 50%
John J. Healy – 25%
Patricia R. Healy – 25%

An affiliate of MiP Holdings, LLC is Metropolitan Investment Partners, LLC, which is a Raleigh-based real estate investment, management and development company led by CEO John E. Florian. John E. Florian is also the President of the Florian Companies, a separate Raleigh-based real estate investment firm.

If you have any information to suggest that these parcels or PD entity should not be eligible for the Brownfield program, please provide that information to me at sharon.eckard@ncdenr.gov by *__March 14, 2014__*.

Please be advised that the Program does not desire to inundate all regulatory entities with additional email notices unless you request it. Therefore, if you would like to be notified when this project is deemed eligible to pursue a brownfields agreement, please let me know. If you have any questions, please don't hesitate to contact me.

It is important to note that a Brownfields Agreement (BFA) has no legal effect on your agency's authority to regulate or enforce against any and all parties who caused or contributed to the contamination at the property. Therefore, DENR cleanup programs are free to pursue any and all parties who caused or contributed to the existing contamination at the site. A BFA only provides liability protection to a non-causative redeveloper of the property. In fact, the BFA will require the developer to provide access to the property to any party doing work under another DENR program, and the Brownfields Program has numerous sites where another program is enforcing against a responsible party while we are working with the developer on brownfields actions. The developer will only be required to make the property safe for its intended re-use. That will not include cleanup to unrestricted use standards, unless that is consistent with the developer's proposed use of the property.

Furthermore, the BFA will not change the prospective developer's responsibility to obtain any and all DENR permits (e.g. stormwater, sediment control, NPDES, etc.) required for its operations or activities on site from the appropriate DENR agencies, as required under applicable law.

Thanks,
Sharon

Sharon Poissant Eckard, PG
Brownfield Project Manager
Division of Waste Management
NC Department of Environment & Natural Resources
1646 Mail Service Center
Raleigh, NC 27699-1646
919.707.8379
sharon.eckard@ncdenr.gov

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