



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

May 19, 2014

Mr. Mike Kessler
The Trustees of Davidson College
P.O. Box 7166
Davidson, NC 28035

Subject: LETTER OF ELIGIBILITY – BRIDGEPORT FABRICS PROJECT
210 Delburg Street
Davidson, Mecklenburg County
N.C. Brownfields Program Project No. 18008-14-060

Dear Mr. Kessler:

The North Carolina Department of Environment and Natural Resources (DENR) received, on March 19, 2014, and has reviewed the Brownfields Property Application (BPA) prepared and submitted by Amanda K. Short of McGuireWoods LLP on behalf of The Trustees of Davidson College (The Trustees) as the applicant Prospective Developer seeking a brownfields agreement regarding the subject site. We understand that the property consists of a single tax parcel of approximately 1.67 acres and that the property has been used for textile manufacturing and warehousing since the early 1900s. We understand further that The Trustees desires to purchase the property for redevelopment and for reuse in educational purposes that support the mission and curriculum provided by Davidson College. Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DENR has determined that this redevelopment project is eligible for entry into the North Carolina Brownfields Program (NCBP) and for continued evaluation for a Brownfields Agreement (BFA).

The next step in the process will involve a detailed review of available environmental and other relevant data to determine what is currently known about contamination at the site, and what, if any, information gaps may exist that may require additional assessment. We are in receipt of a Phase I Environmental Assessment (dated November 26, 2013), and a Phase II Environmental Site Assessment (dated January 3, 2014) which were submitted with the BPA. Any existing historical site information from the files of DENR's Division of Waste Management will also be utilized during the evaluation process. Please forward any additional environmental reports, data or site information you may have or can acquire to assist in our evaluation. This should include reports from other DENR agencies or regional offices, if available. We will contact you regarding any additional assessment that may be necessary to establish that the property is or can be made suitable for the intended reuse, as required by statute.

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Risk management decisions, which will ultimately be memorialized in the BFA, are made in order to achieve the safe and productive reuse of the property. These decisions vary depending on the type and extent of site impacts and on the nature of the redevelopment, and it will be important that DENR review the locations of any future construction at the site as well as the locations of future partitioning of and uses within the site building. For those reasons, please forward to NCBP Project Manager Tony Duque any maps or drawings of future construction plans, even if they are only preliminary or conceptual, as soon as they become available.

Please note: pending execution of a final BFA, NCBP eligibility is provisional. You do not have the protections a BFA offers unless and until the BFA is executed. If you operate at the site before a BFA has been finalized for the property, you do so at the risk of jeopardizing your eligibility and/or becoming a party responsible for the contamination at the site. This makes it very much in your interest to consult closely with the NCBP Project Manager regarding any and all planned site activities prior to the finalization of the agreement. You are cautioned to conduct all operations and activities at the site with great care not to cause a release of regulated substances at the property that could jeopardize your eligibility for the NCBP.

We are excited about the public benefit offered by the redevelopment of the former Bridgeport Fabrics property for Davidson College's future use. We thank you for your interest in the N.C. Brownfields Program, and we look forward to working with you to advance your important brownfields redevelopment project. If you have questions about this correspondence or require additional information about the BFA process, please feel free to contact Tony Duque by phone at 919-707-8380 or by e-mail at tony.duque@ncdenr.gov.

Sincerely,



Linda M. Culpepper
Deputy Director
Division of Waste Management

cc: Project File

ec: Bruce Nicholson, DENR
Tony Duque, DENR