

Liggins, Shirley

From: Harriger, Joselyn
Sent: Wednesday, July 13, 2016 5:36 PM
To: Aja, Deborah; Alexander, Delonda; Andersen, Jan; Barnhardt, Art; Basinger, Corey; Bateson, James; Bolich, Rick; Bradford, Teresa; Bullock, Scott; Burch, Brent; Caulk, Kim; Davidson, Landon; Davies, Robert; Day, Collin; Doorn, Peter; Gregson, Jim; Jackson, Vance; Jesneck, Charlotte; Karoly, Cyndi; King, Morella s; Knight, Sherri; Kritzer, Jamie; Kromm, Carin; Lorscheider, Ellen; Lown, David; Marks, Cheryl; May, David; Mccarty, Bud; Mussler, Ed; Parker, Michael; Patterson, Jenny; Phelps, Michael; Pitner, Andrew; Poupart, Jeff; Powers, Mark; Qi, Qu; Randolph, Wayne; Risgaard, Jon; Scott, Georgette; Smith, Danny; Swope, Eric; Taraban, Ron; Walch, John; Watkins, Jason; Woosley, Julie; Zimmerman, Jay
Cc: Wahl, Tracy; Nicholson, Bruce; Liggins, Shirley; Edwards, Caroline
Subject: DEQ Internal Notice - Brownfields Proeprty Application (Knitronic Site)
Attachments: Knitronic Site Map.pdf

To DEQ Cleanup Programs:

This is an internal courtesy notice to inform your program that the DEQ Brownfields Program has received a Brownfields Property Application submitted by Mohican Mills, Inc. as a "Proxy" Prospective Developer (PD) seeking entry into the Brownfields Program Ready-for-Reuse and Redevelopment Now and tract for the following property:

Site Name: Knitronic Site
Address: 1515 West Academy Street
City/County/Zip: Cherryville, Gaston County, 28021
BF Project Number: 20051-16-036
Parcel ID: 130326
PIN #: 2589470926
AKA: Travis Knits Inc., Mohican Mills, Modern Polymers Inc, Knitronic Knitting Mills Inc, and Cherryville Dyeing and Finishing
Known Identifying Number from:
LUST: 5294
AST: 36038,
IHSB: NONCD0002787
EPA AIRS: 110000348026
DAQ Air Permit: 3489R10 (historical)

Map link: <https://goo.gl/maps/E5zLzmLTPAQ2>

See attached map.

We are now evaluating the subject property for eligibility for entry into the Brownfields Program under the Ready for Reuse track. The site building is only occupied on the western side for use as warehouse storage space by a tenant. The property was developed in 1971 and has been utilized as a textile dyeing and finishing facility with a warehouse area. Chlorinated solvents have been detected in soil, groundwater, sub-slab air, and indoor air samples. There is also potential for petroleum impacts associated with historical fuel use. The proposed reuse of the property will be for warehousing and industrial purposes.

PD Name: None, Application is for the Ready for Reuse Program
Contact Name: James Sitterly
Company: Mohican Mills, Inc.
Address: P.O. Box 190

Lincolnton, NC 28092
Phone No.: (704) 735-2574
Email: jimsitterly@mohicanmills.com

Under the Brownfields Property Reuse Act, only entities that did not cause or contribute to the contamination at the property are eligible to enter the program. Therefore, Mohican Mills, Inc. has not applied as a prospective developer, but as a "Proxy PD" into the Ready for Reuse Program. The applicant has asserted that they have substantially complied with laws, regulations, and rules for the protection of the environment. If you have any information to suggest otherwise, please provide that information to me at Joselyn.harriger@ncdenr.gov by **July 20, 2016**.

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. In fact, the BFA will require the developer to provide access to the property to any party doing work under any DEQ program.

A BFA provides liability protection only to a non-causative redeveloper of the property. The developer will be required to make the property safe for its intended re-use. Cleanup to unrestricted use standards will not be required unless deemed necessary based on the developer's proposed use of the property. Furthermore, the BFA will not change the developer's responsibility to obtain any and all DEQ permits (e.g. storm water, sediment control, NPDES, etc.) as required under applicable law.

If you have any questions, please don't hesitate to contact me.

Thank you,

Joselyn Harriger, PG
Project Manager
Brownfields Program
Department of Environmental Quality

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