

Bartlett, Melanie

From: Greg Icenhour <GIcenhour@maaonline.com>
Sent: Wednesday, October 15, 2014 7:43 AM
To: Bartlett, Melanie
Cc: 'cplate@monroenc.org'; 'Ron Mahle'; 'Paterson, Fern A.'
Subject: Apex/Cooper Tool Monroe Update

Melanie – thanks for taking the time to discuss the former Cooper Tool/Apex property. The following is an update on the status and our expectations regarding the property going forward.

Apex Tool Group anticipates transferring the property to the City of Monroe as part of the City's planned redevelopment of approximately 1,000 acres surrounding the Apex property in what is currently being called Sutton Park. The City intends to use this property as an industrial park, similar to the majority of the property's former use. As part of transferring this property, the City of Monroe will formally submit this site to the Brownfields Program for consideration for a Brownfields Agreement. This site was informally presented to Bruce Nicholson during a meeting in Raleigh over a year ago. The consensus at that time, and we believe currently, is that this site is eligible for a Brownfields Agreement.

We expect that the Brownfields Property Application, along with the necessary fees will be submitted this month. Once the Letter of Eligibility is issued, Apex expects to oversee the demolition of the building, which is currently vacant. Once the building is demolished and the final Brownfields Agreement is executed, the City will take title to the property.

A subsurface investigation has been conducted on the property consisting of limited soil and groundwater assessment. We anticipate that NC DENR will be evaluating the subsurface investigation results and addressing vapor intrusion as part of its review of the application for the Brownfields Agreement. We will provide you with an electronic copy of the existing subsurface data when we submit the data to the NC DENR Brownfields program after receiving a Letter of Eligibility.

Should you have further questions or need additional documentation, please don't hesitate to touch base.



With best regards,

Greg D. Icenhour, P.G., MBA
Vice President/Charlotte Branch Manager
2217 Matthews Township Parkway, Suite D #234
Matthews, NC 28105-4819
(704) 604-5201

Corporate Office:

409 Rogers View Court

Raleigh, NC 27610

Office: (919) 250-9918 Facsimile: (919) 250-9950

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