



Georgia Brownfield Association Seminar

# RESHAPING PERSPECTIVE

**S**ite Manufactured Gas Plant  
Assessment, Remediation, & Community Mitigation

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Albert Edwards  
CERM Managing Director

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Atlanta | Mobile | Orlando | [www.cerm.com](http://www.cerm.com)

# Company Overview

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- Founded 1995
- Engineering, Environmental & Program Management
- DeKalb based small business
  - Atlanta, Mobile, and Orlando
- 80+ Employees

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# C ♦ E ♦ R ♦ M



Program  
Management



Engineering  
Services



Environmental  
Management



Remediation  
& Contracting



Surveying  
& Mapping

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## Carburetted Water Gas (CWG) Cycle – Four Phases

A. Heating: air input to burn coal or coke to heat  
vessels

B. 1st Steam Out: steam input to pump

C. 2nd Steam Out: steam input to pump

D. 3rd Steam Out: steam input to pump

# Objectives

- Introduce community mitigation strategies
- Empower project stakeholders
- Share lessons learned through Mobile Gas Case Study

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# Why Community Mitigation?

- Capital Programs involving public resources
- Environmental Justice, Equity, or Impacts concerns
- Regulatory Approval
- Advocacy Organizations

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# Effects of Inadequate Community Mitigation

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- Delays in Funding (Direct and Indirect)
- Environmental Justice (Title VI Claims)
- Brand Erosion
- Miseducation of Stakeholders
- Diminution in Asset Value
- Stigma
- Lawsuits

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# Community Mitigation Strategy

- Understand Affected Area
- Engage Stakeholders Early
- Engage Subject Matter Experts
- Develop Focus/ Advocacy Group
- Use Quantitative Methods to assess values and attitudes
- Identify Underutilized Programs in Affected Area
- Adopt an Empowerment Attitude

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# Project Overview

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- Assessment, Remediation, & Redevelopment of 175-year-old Former Manufactured Gas Plant.



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# Environmental Impacts

- Site Contaminated with Volatile Organic Compounds (VOCs), Semi VOCs, PAHs and Metals
- Abutting Tributaries
- Strained Community Relations starting in 1994
- Multiple-Lawsuits Filed
- Recent Floodplain Mapping
- Impact on Community Cohesion and collaboration

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# Comparative Analysis

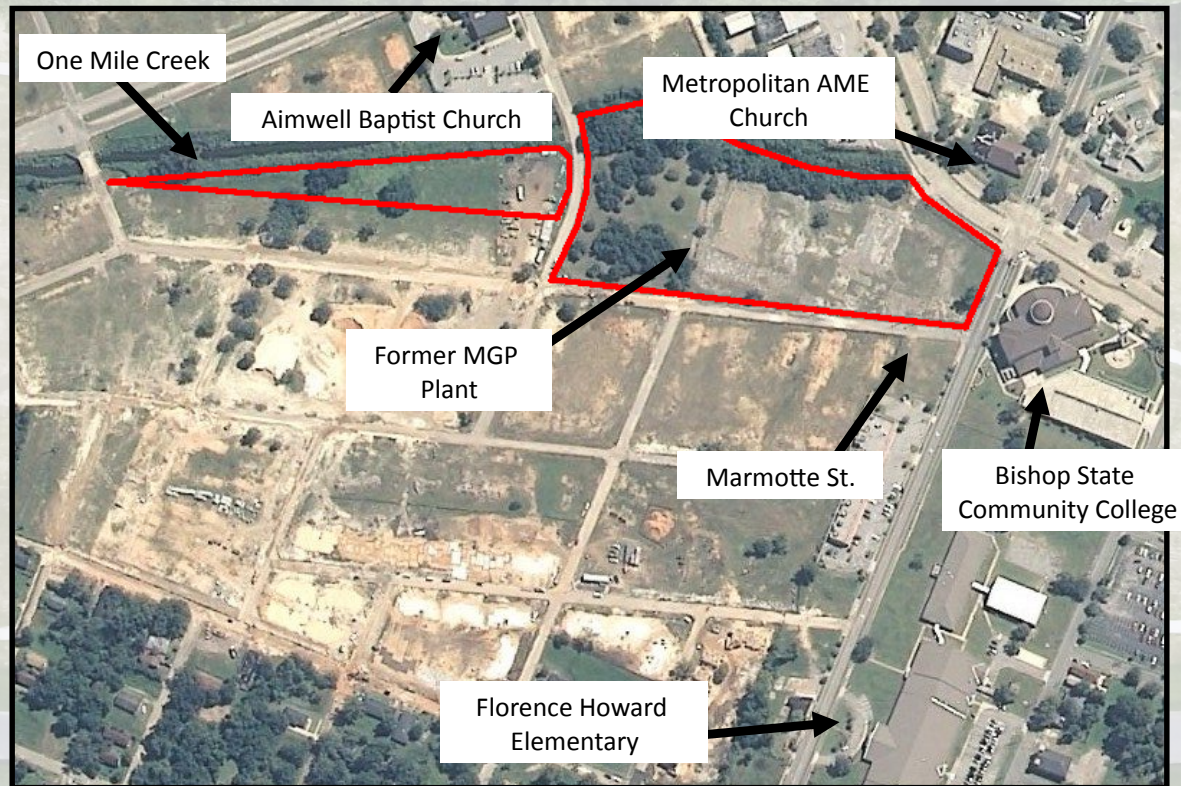
Issue	Seattle Gas Works	Mobile Gas Works
Regulatory Environment	Pre-dated Applicable Environmental Regulations	Risk Based Corrective Action Era
Demographics of End Users/ Stakeholders	Middle to Upper Income	Contingent on Development Plan, Historically Low Income
Environmental Pollutants	Petroleum Products (PAHs, Benzene, etc.), Metals (Mercury, Zinc and Copper)	Metals (Arsenic, Lead, etc.) PAHs
Transactional Considerations	City of Seattle was Potential Contributor	City of Mobile - Arms Distance
Surrounding Land Use	Lake Union, Port Operations, etc.	Mixed Use (Industrial, Commercial, Public Housing)

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# Understanding the Affected Area



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# Understanding the Affected Area

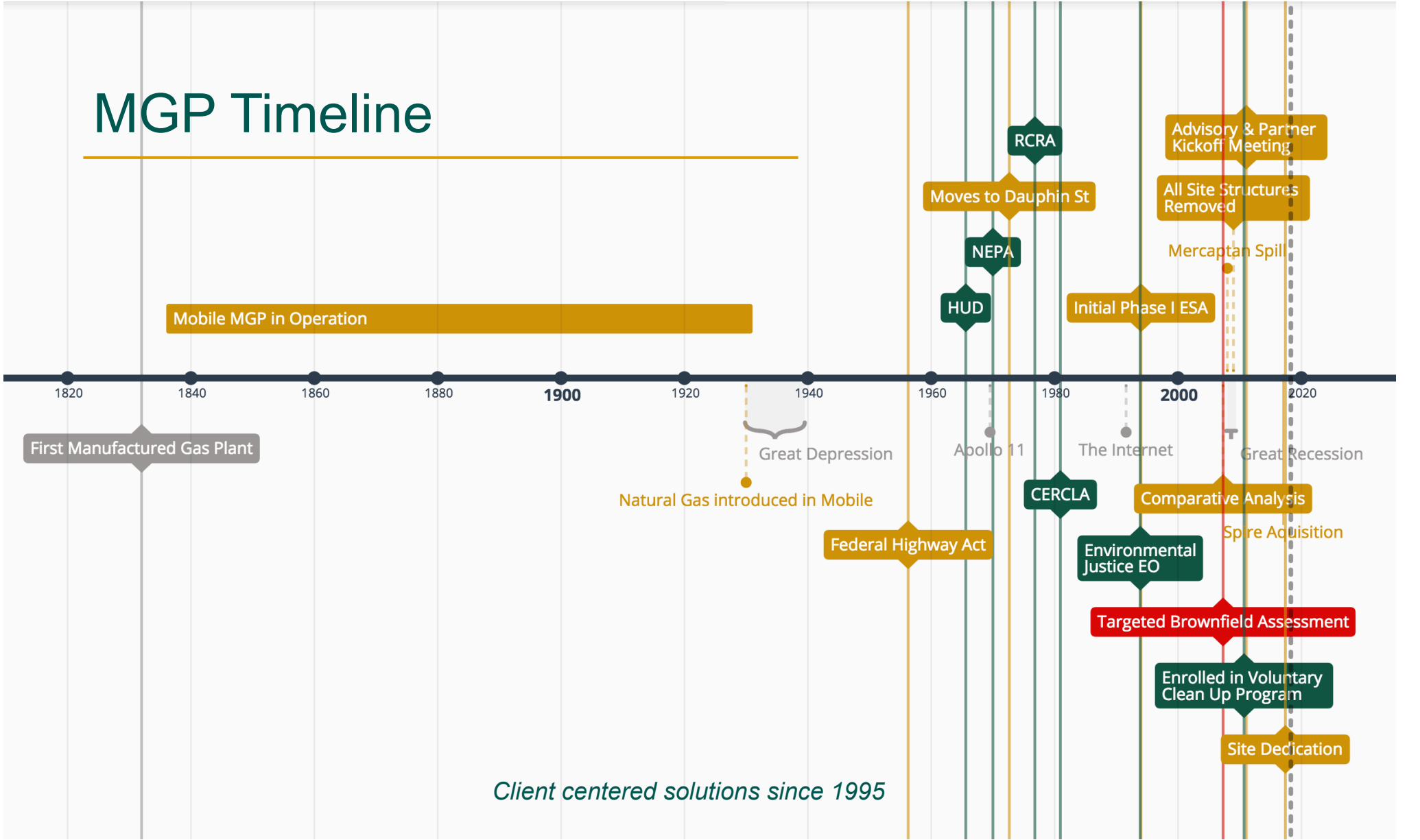


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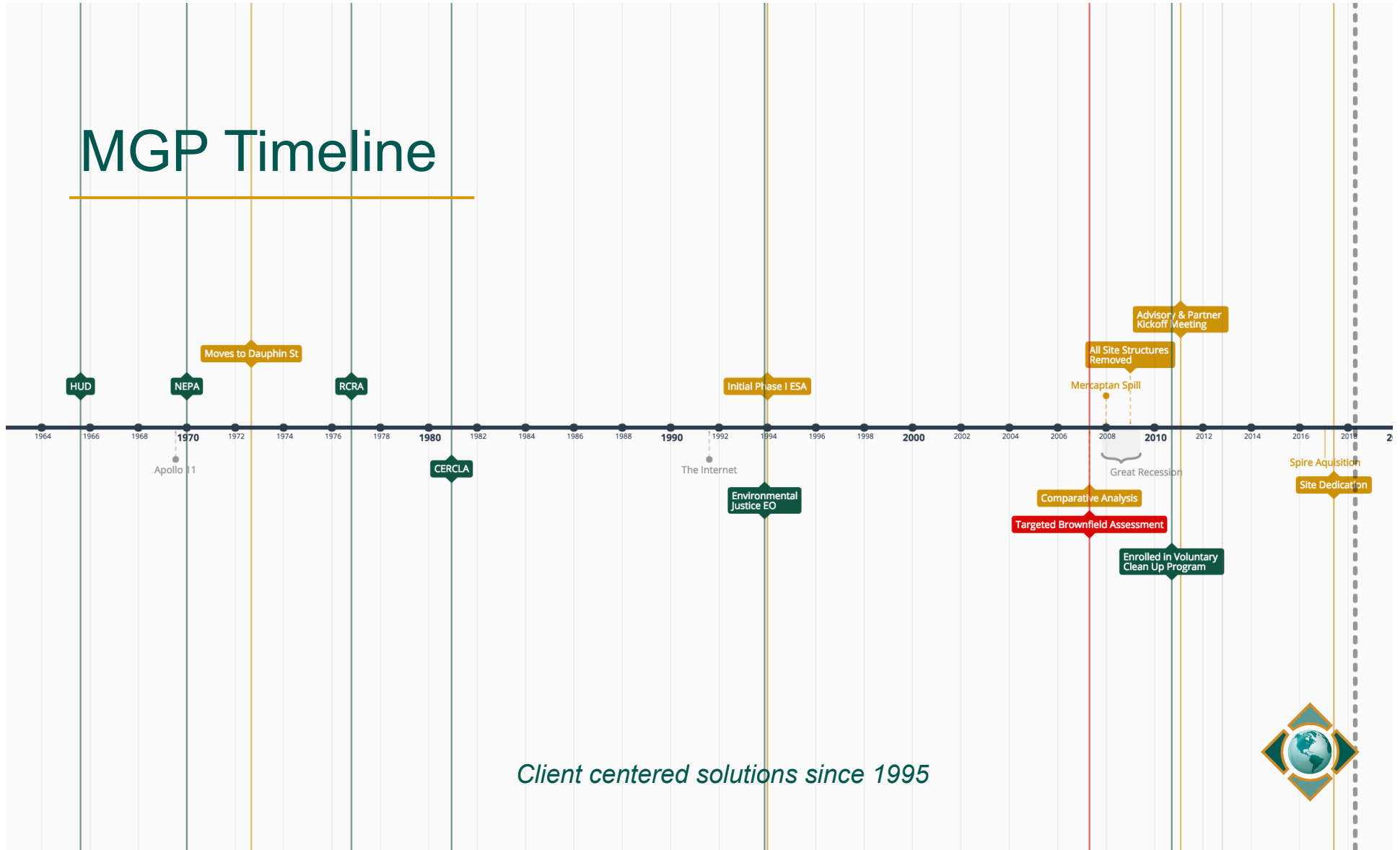




# MGP Timeline



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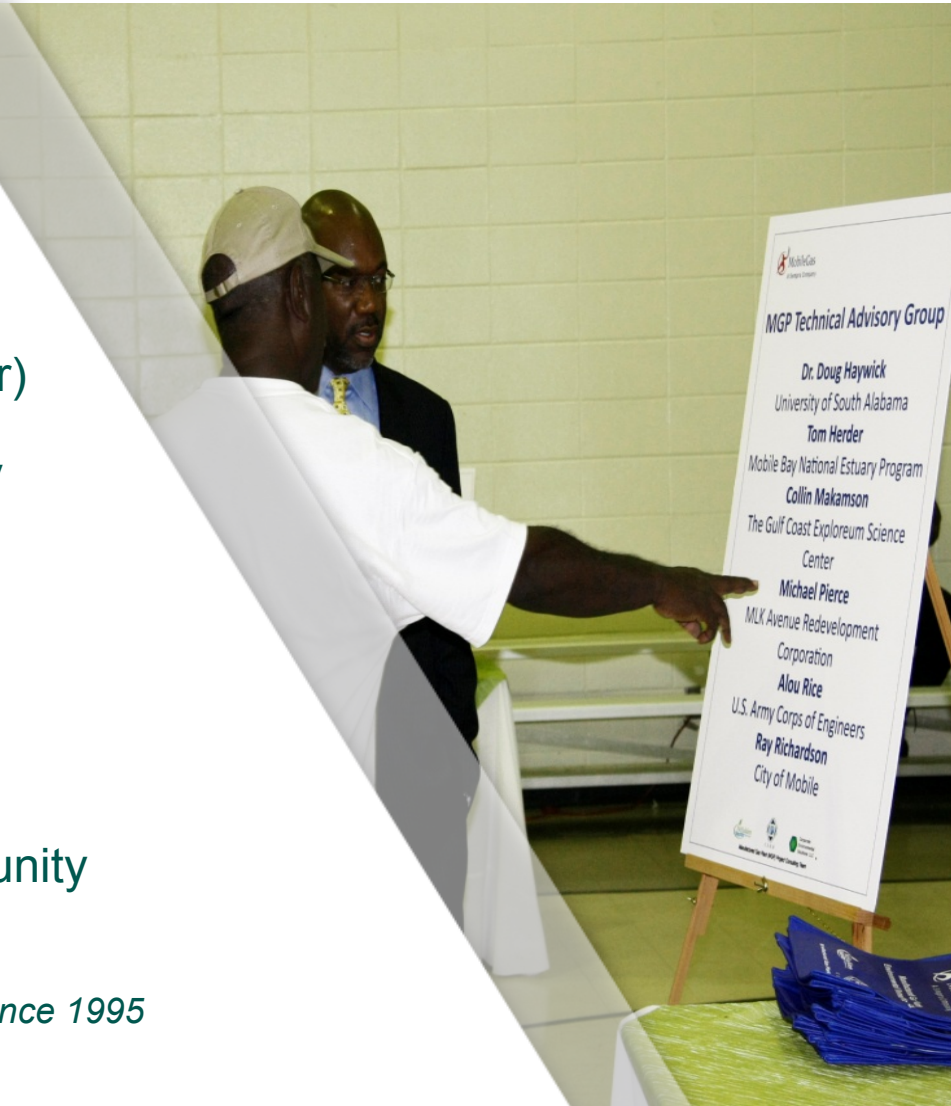


# Engaging Partners

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- Setting Goals with Project Sponsor (Owner)
- Identifying Key Stakeholders in community
- One on One Meetings
- Determine Objectives of Key Stakeholders
- Meeting Location/Tone
- Understanding Functional Roles in Community

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## Focus Group & Advisory Committees

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- Community Advisory Committee
- Technical Advisory Committee
- Partners
- Stakeholders

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# Advisory Committee

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- Meetings
  - Initial/ Periodic/Critical Milestones
- Communications
- Setting Objectives/ Values
- Governance
- Supporting Community Reinvestment by Partners

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# Community Advisory Committee

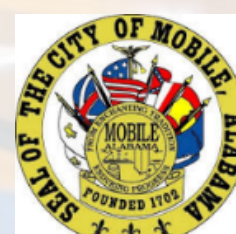
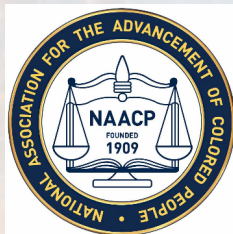
- Evaluate Communications and overall community involvement efforts
- Identification of relevant Community Programs that would align with Project
- Evaluate Effectiveness of Collateral Materials
- Assist the Team with Community Education of the Project
- Assist with Publicizing the community and public involvement efforts surrounding the project.
- Serves as a representative of the community providing feedback and channels of communications between stakeholders.
- Assist in ensuring that project adheres to principles of integrity, and open and honest communication.

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# Community Advisory Committee



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# Technical Advisory Committee

- Evaluate Communications and overall community involvement efforts
- Provide Technical Oversight and Validation of Project from a Community Perspective
- Provide alternative analysis of the project approach and methodology
- Assist the Team with Community Education of the Project
- Provide critical thinking with regard to technical data evaluation and analysis
- Serves as a representative of the community providing feedback and channels of communications between stakeholders.
- Assist in ensuring that project adheres to principles of integrity, and open and honest communication.

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# Technical Advisory Committee



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# Quantitative Methods

- Fact Sheets
- FAQ
- Project Updates
- Questionnaires/Surveys
- GIS Data

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# Public Engagement

- Market Research
- Partners Participation
- Technical Considerations
  - Air Quality
  - Odor Control
  - Traffic Management
- Underutilized Programs in Study Area
- Small Business
- Workforce
- Education/ Youth
- Debriefing/Trouble Shooting

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# Empowerment Attitude

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- Final Land Use
- Showcase Project During Construction
- Leadership & Environmental Education Program (LEEP)
- Local & Minority Business Enterprises perform 100% of Project (+50% MBE & FBE Participation)
- Supporting Community initiatives by Partners
- Project Collateral
- Mobile Gas Diversity Program

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# Q&A



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