

# Brownfield Program:

## Critical Redevelopment Tool



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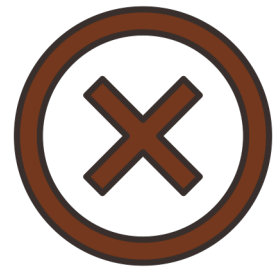
- ✓ Completed Assessment Properties
- 🎯 Targeted Assessment Properties



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# Goals for Targeted Properties



Eliminate Blight



Address Uncertainties



Favorably Transition

**\$300,000**

**ASSESSMENT GRANT**



Reintroduce to Market

Site	Condition	Phase I	Phase II	Transition
Highway 341 Service Station	Abandoned, blighted	X		
Eastgate Shopping Center	Underutilized, blighted	X	X	Complete redevelopment; VA Clinic
Stanley Property	Abandoned, blighted	X	X	Complete redevelopment; in progress; public space
Goodroe Site	Abandoned, blighted	X		Legacy Park historical site collaboration
Water Plant 1	Closed water facility	X	X	Legacy Park extension & museum
Jernigan Properties	Abandoned, blighted	X	X	Transition to new owner with future development
Kellwood Site	Historic industrial facility	X		





# Eastgate Shopping Center



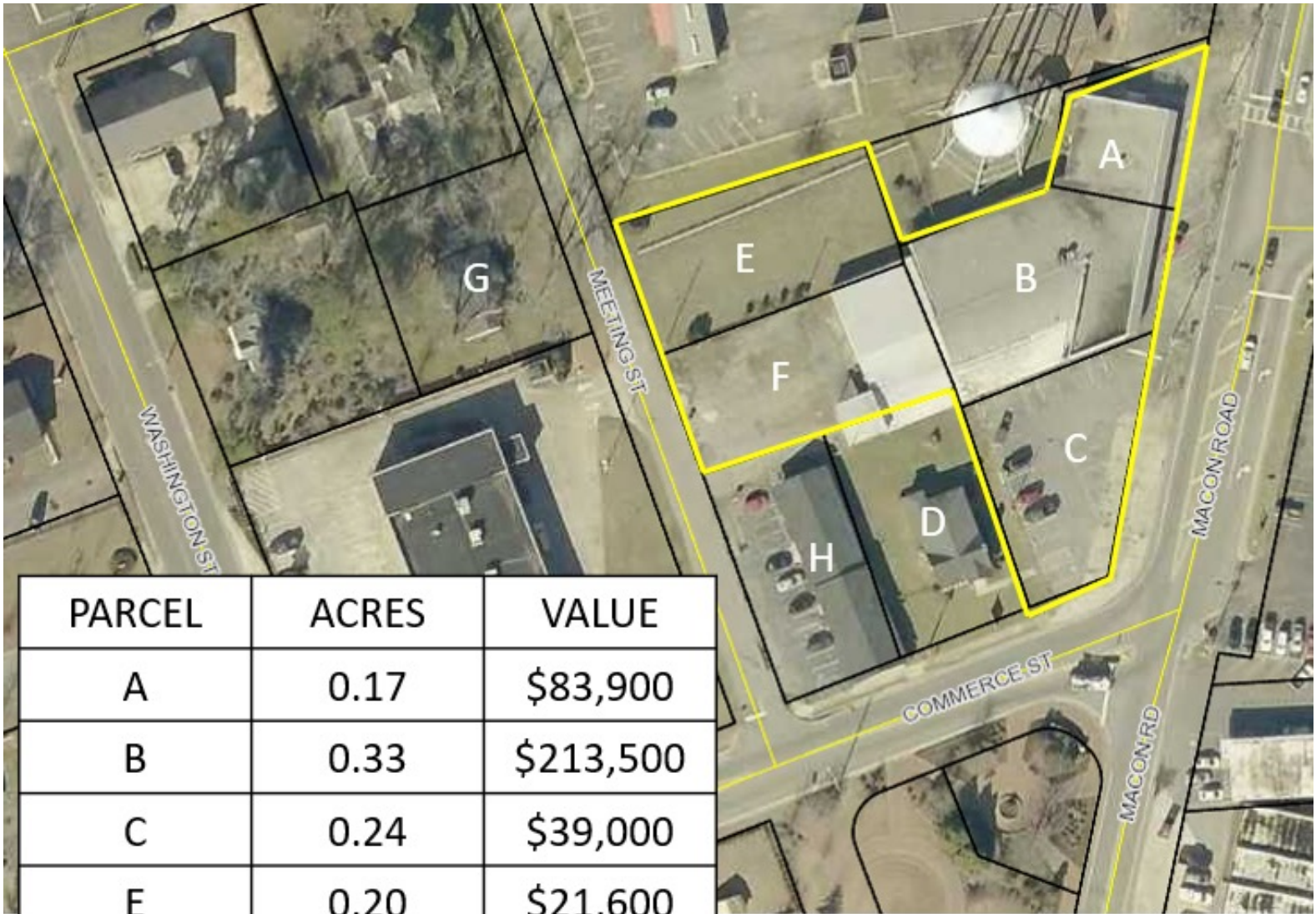
Before



In Progress



# Stanley Property



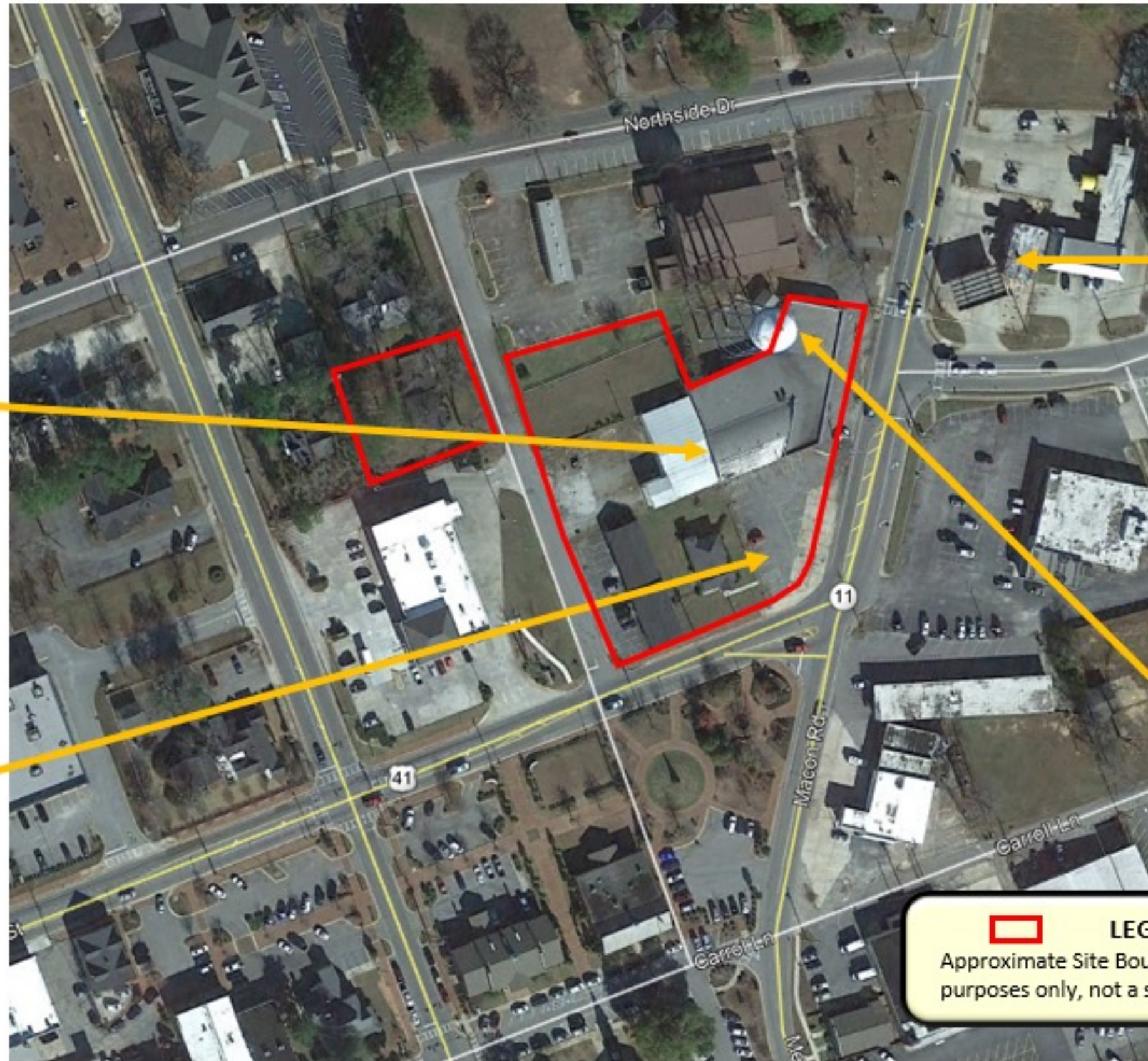
PARCEL	ACRES	VALUE
A	0.17	\$83,900
B	0.33	\$213,500
C	0.24	\$39,000
E	0.20	\$21,600
F	0.30	\$78,600
	1.24	\$436,600





**REC #3:** Lack of groundwater sampling near the vicinity of the Star Cleaners and historic gasoline filling stations

**REC #2:** Inadequate sampling conducted in response to a historical gasoline servicing station located at 1101 Macon Street.



**REC #4:** Flash Foods #167 facility located at 1114 Macon Street is a gasoline filling station, adjacent the Subject Property

**REC #1:** identified PCE concentrations at the Star Cleaners Site located at 1109 Macon Street.



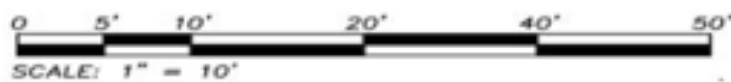
**LEGEND**

Approximate Site Boundary (For reference purposes only, not a surveyed boundary)















# Environmental & Property Issues

**Extensive and actionable contamination on Stanley Property parcels and adjacent City property.**

- Soil, water, and structural contamination
- Local, state, and federal enforcement actions possible

**Significant "clean up" costs**

**Property is dilapidated and has numerous code enforcement issues**





# Proposed Course of Action

- 1 Initial discussion with property owner
- 2 Property appraisal, additional environmental work, property due diligence
- 3 Develop and confer formal offer
- 4 Acquire property & enter Georgia Brownfields Program
- 5 Apply for & receive EPA grant to address soil & building issues at both properties
- 6 Transition property to public use



# Mutually Beneficial

## For the City:

- Liability limitation
- Comprehensive solution to dilapidated property at key gateway
- Exemption to address:
  - Groundwater contamination
  - Off-site contamination

## For the Property Owner:

- Dispossession of "albatross" property
  - Unmarketable
  - Environmental liability
- Financial gain

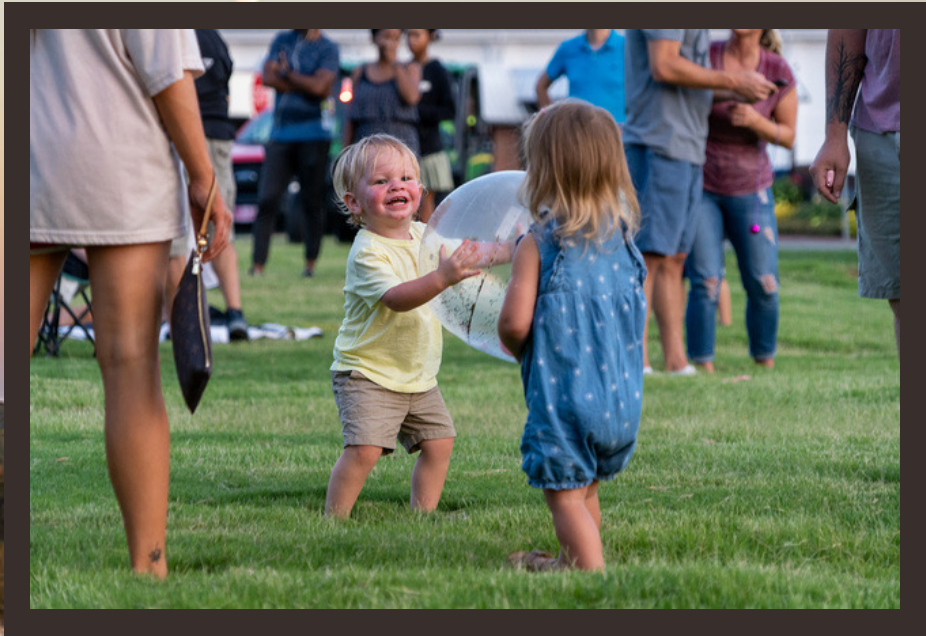






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# Lessons Learned

- Significant benefit to property owners
- Education is critical
- Partner with a good engineering firm
- Keep EPA "in the loop."
- It works!



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## Questions?

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