

Brownfield Advisory Committee (BAC) Meeting #1 – 5/18/2017

Sonoma County Community Development Commission (SCCDC) – Jim Leddy and Holly Trujillo

Attendees: (see attached sign-in sheet)

6 – 7:30 pm: Presentation by Matt Battin of Stantec Consulting Services Inc. (Stantec); Brief introduction of community outreach by Steve Schultz of Glen Price Group (GPG)

Points of clarification during presentation:

EPA is the grant funding agency, but EPA delegates most regulatory authority to state agencies including DTSC.

Discussion regarding eligibility of hazardous substances vs. petroleum funds. Petroleum funds cannot be used on properties where there is a viable responsible party. Hazardous substances funds can.

This grant cannot be used to implement cleanup plans. EPA and state agencies do have funds available for cleanup. EPA cleanup funds are available to public agencies and non-profits.

Potential brownfields for assessment/redevelopment planning:

Not limited to Sebastopol Road, but it is a focus area.

Acme junkyard

Halifax silo

Roseland Village properties

Properties owned by community members attending the BAC meeting

Presentation and questions started discussion summarized below:

Concerns about over-selling the ability of brownfield grant-funded work to bring community's vision to life. Important to establish and manage appropriate expectations: this is seed money; it takes a site through the assessment and cleanup planning phases; it can help leverage funding for progressing cleanup and redevelopment; it is not going to bring the community's Sebastopol Rd. vision to life on its own, but is intended to help catalyze action to that end.

Community members at the meeting stated that the approach to outreach will be a very important consideration. Attendees recommended emphasizing outreach to property owners because 1) it is a critical step for getting work done under the project and 2) much outreach to the community regarding goals and priorities for revitalization has already been done and can be referenced.

EPA and representative from County Health Dept. underscored the importance of also getting public input on redevelopment planning so that these public funds serve not only property owners but the

broader community; stated that as the grantee, the SCCDC is a steward of public funds – all local taxpayers in the community have a say.

Representative from County Health Department expressed importance of 1) being clear about who we're reaching out to and what is the community's role in the outreach process; 2) working with public to establish transparent and effective prioritization criteria, and 3) building on momentum of community outreach and revitalization efforts already underway.

DTSC and community member (Hans Herb) stated they have a lot of historical information that should be accessed in preparing the inventory and assessment reports. They stated that an inventory was done in the 1990s that would provide useful background.

Community members expressed the importance of being clear and accurate with property owners about what information becomes public and/or is brought to the attention of regulators as a result of using grant funds to assess their property.

Community member expressed that community outreach should be fun rather than limited to technical or logistical presentations. Suggestion to hold brownfield mixer "Co-Mingle with Your Neighbors!"

County Health Department representative suggested simplifying project messages when taking them to the public; offered to review written materials and presentations to offer local experience in effective outreach.

Attendees recommended emphasizing value of these services to encourage property owners to participate. This work can unlock redevelopment potential, leverage further funding, etc.

Attendees recommended developing a resource toolkit beyond the assessment phase for property owners as part of redevelopment planning.

Attendees expressed need for another meeting soon to hear specifically from outreach specialist Steve Schultz of GPG.

Jim Leddy of SCCDC suggested outreach-focused BAC meeting on 6/7/17 from 5-7 pm; members email Jim and Holly and/or bring their ideas and thoughts on outreach, with an emphasis on outreach to property owners.

Follow-up/Action Items:

1. SCCDC (supported by Stantec and GPG) Coordinate next BAC meeting on 6/7/2017.
2. SCCDC and Stantec work together to evaluate existing inventory and available information on potential brownfields as described by meeting attendees. SCCDC to provide Stantec with existing inventory of 71 sites and any supporting information.