

MEMORANDUM

TO: Alex Chen, Lead Asset Manager, City of Riverbend Public Works

FROM: Dr. Aris Thorne, Terra Consulting Group

DATE: October 26, 2023

SUBJECT: Preliminary Environmental Assessment of Northwood Brownfield Site

This memo summarizes the initial findings of our Phase I Environmental Site Assessment for the decommissioned Northwood Industrial Plant.

1. Summary of Findings: Our investigation of historical records and a preliminary site walk-through indicate a high probability of soil and groundwater contamination. The site's history of chemical processing and storage from 1960-2010 presents significant environmental risks.

2. Key Areas of Concern: * **Underground Storage Tanks (USTs):** Records indicate at least three unregistered USTs of unknown condition. Leakage is a primary concern. * **Solvent Contamination:** The western portion of the site, formerly used for parts degreasing, shows surface staining consistent with chlorinated solvent spills. * **Asbestos and Lead Paint:** The main processing building contains materials consistent with asbestos insulation and lead-based paint, which will require specialized abatement procedures.

3. Recommendations & Next Steps: A full Phase II assessment, including soil borings and groundwater testing, is strongly recommended before acquisition. This will be necessary to quantify the extent of contamination and develop a Remedial Action Plan (RAP). Estimated costs for a full remediation could range from \$5M to as high as \$15M, pending Phase II results. The timeline for remediation could add 12-18 months to the project schedule before any retrofitting can begin.

While the site presents an opportunity, the environmental liabilities are substantial and must be carefully weighed.