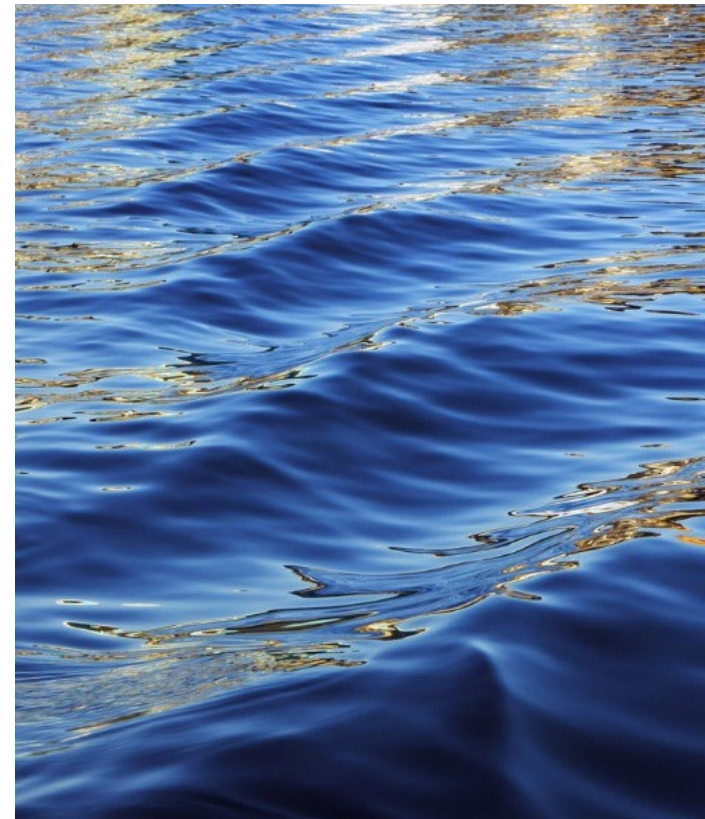




North Prong Park

Lake Street, Salisbury



Objectives

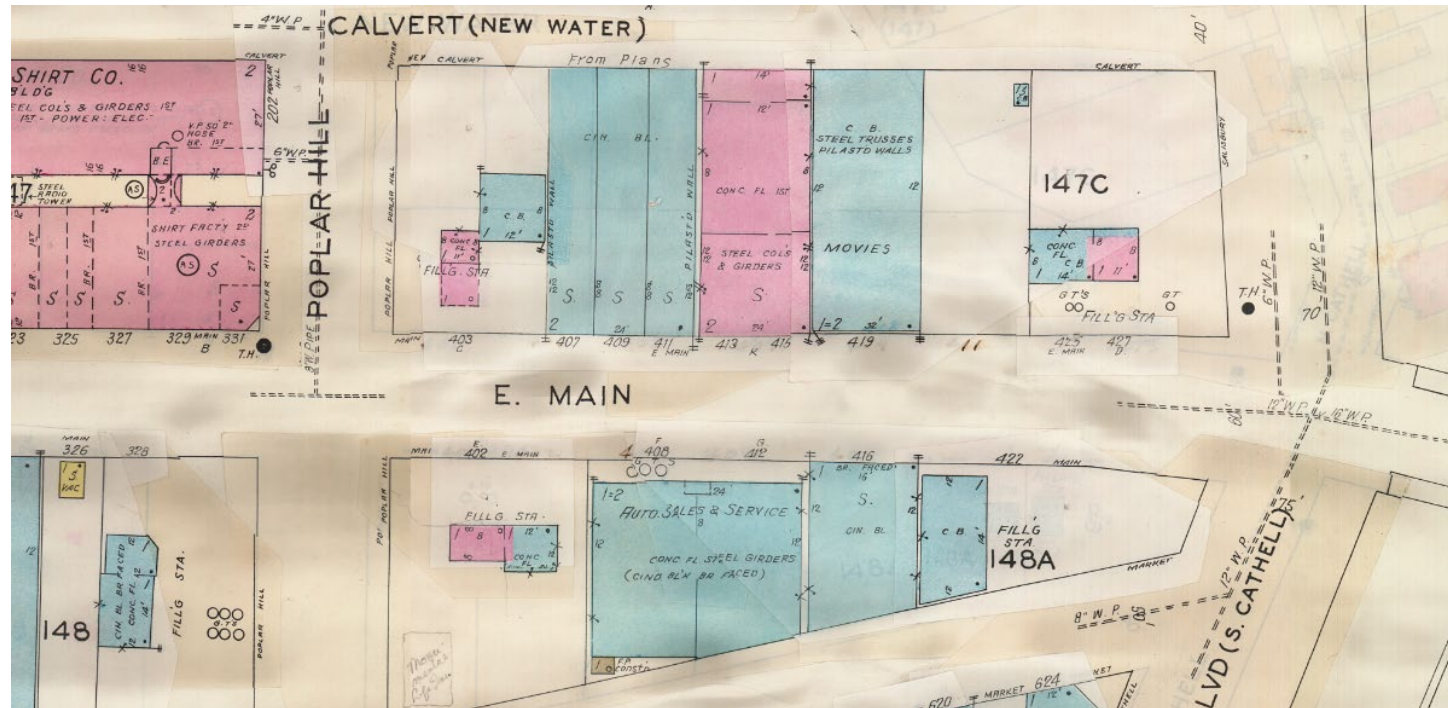
- Orient smaller Municipalities to AAI – 49CFR part 312
- Don't Assume Consultants (Experts) know the regulations
- Know your History
- Advise Administration – Actions prior to Acquisition

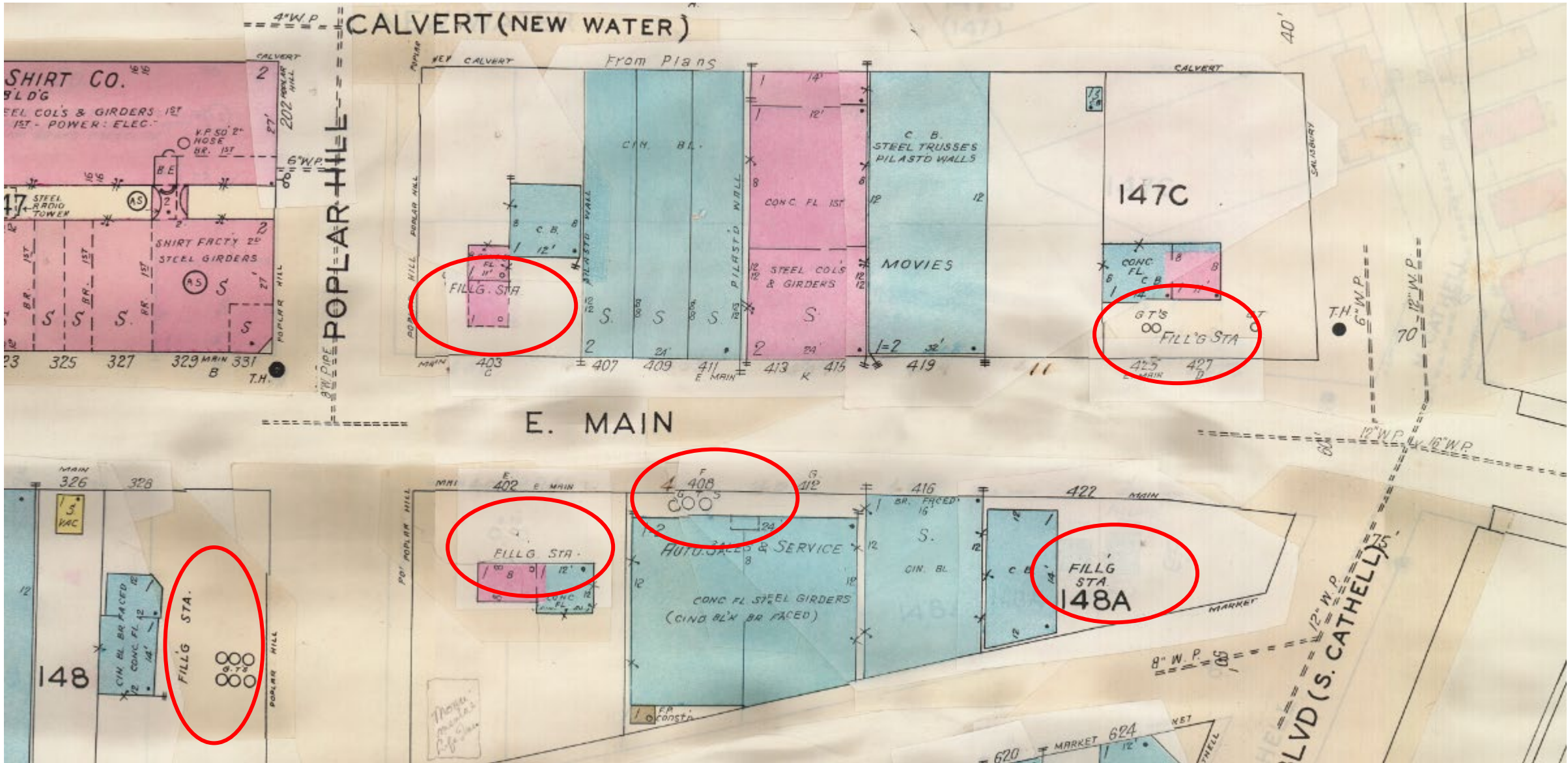
Brownfields for a Small Municipalité

- Infrastructure
 - Waste Water Treatment Plant
 - (2) Drinking Water Plants
 - (49) Pump Stations
 - Distribution & Collection Systems (water & sewer)
 - Storm Water System & BMPs
 - MS₄
 - Flood Plain Management
 - Roads
 - Zoo
 - Marina
- Development
 - Site Plan Reviews
 - Planning & Zoning
 - Building Permits & Inspection
 - Construction Inspection
 - Annexations

Land Acquisition

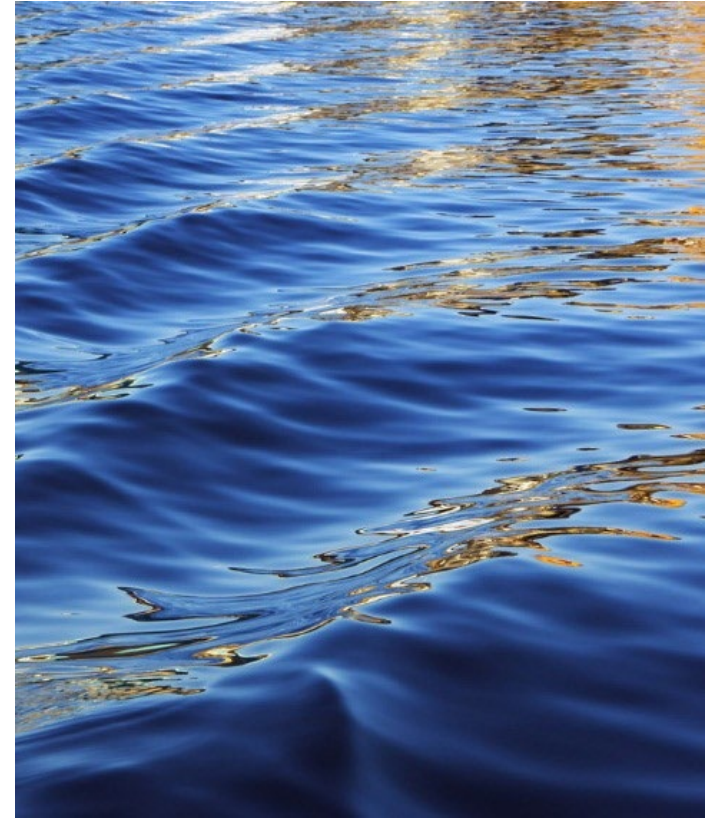
- Derelict Properties
- Re-Development
- Rail Trail (often through or along old industrial areas)
- Re-construction

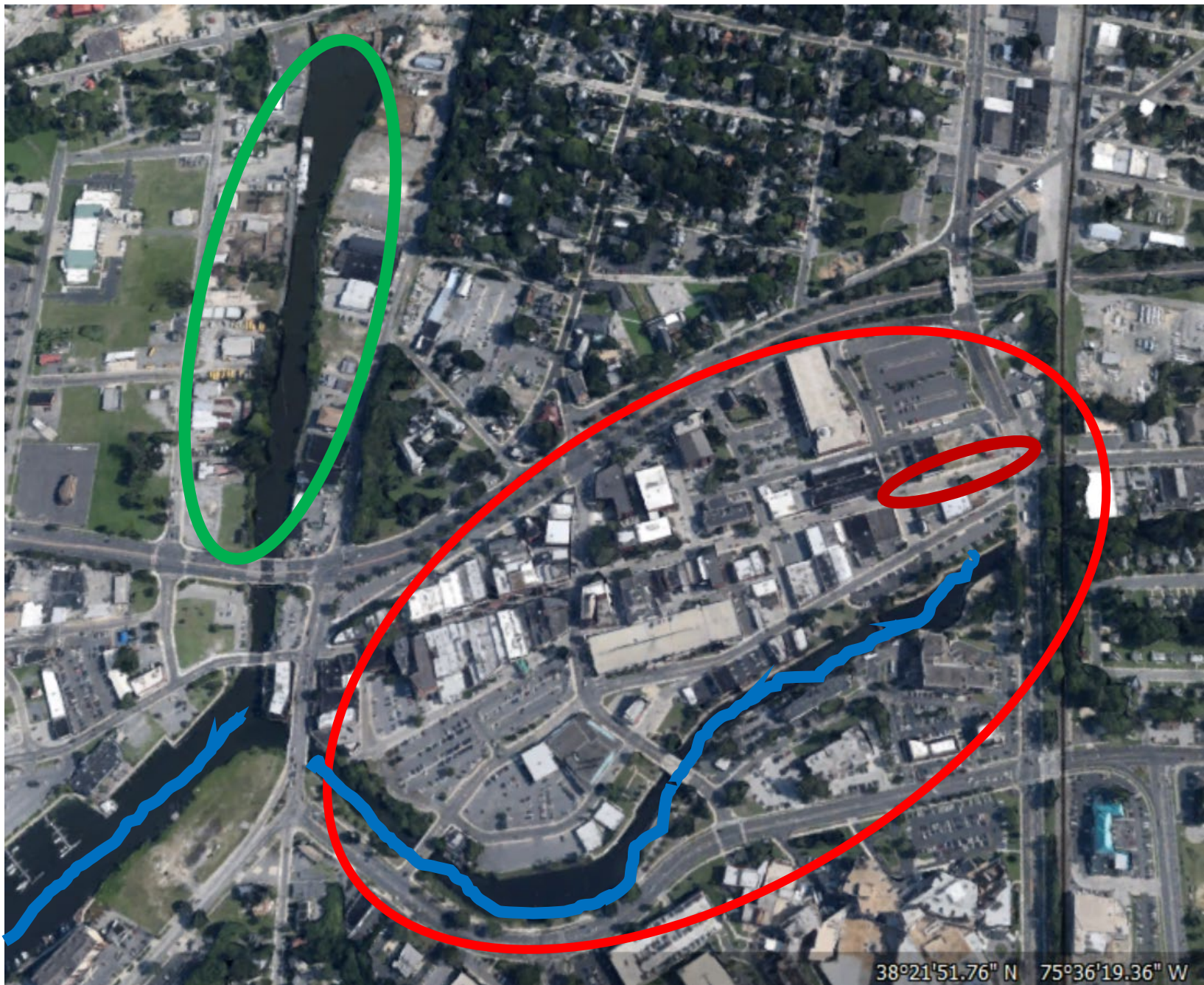


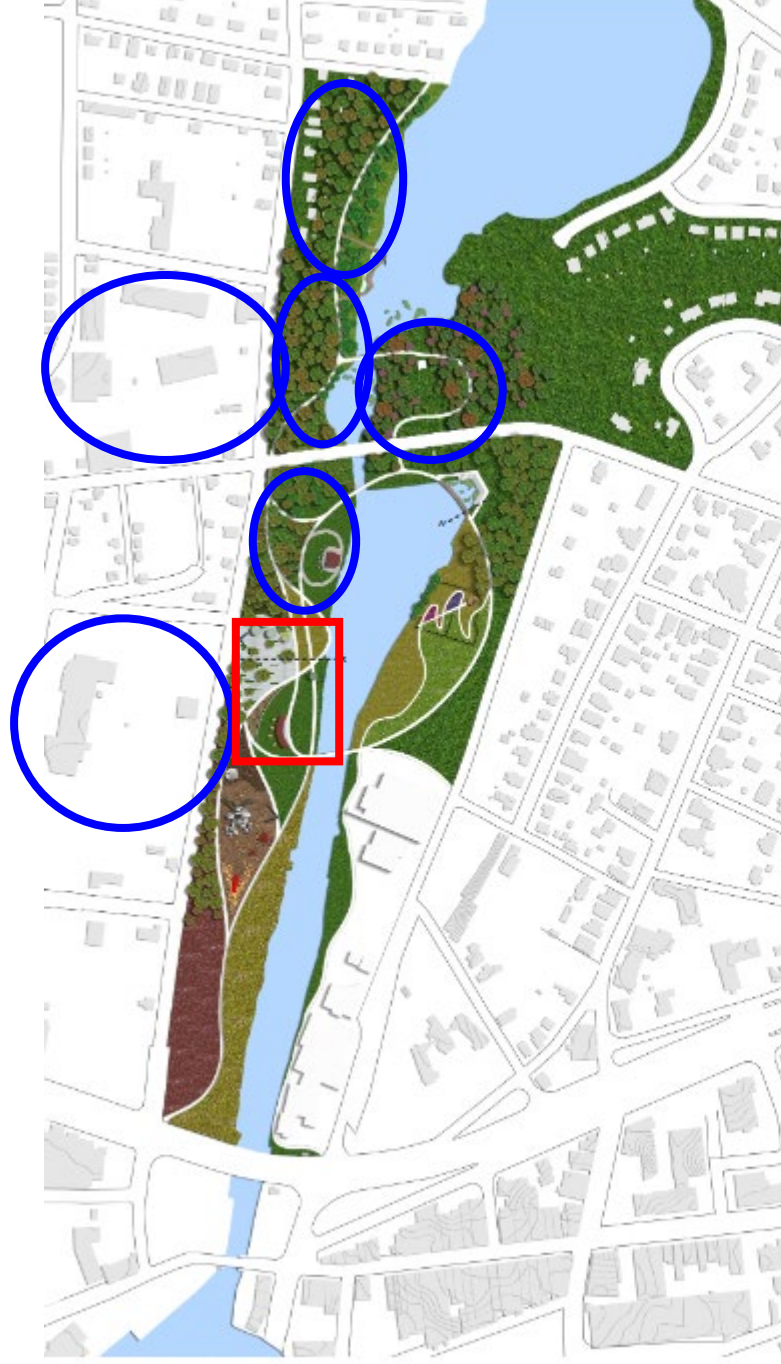
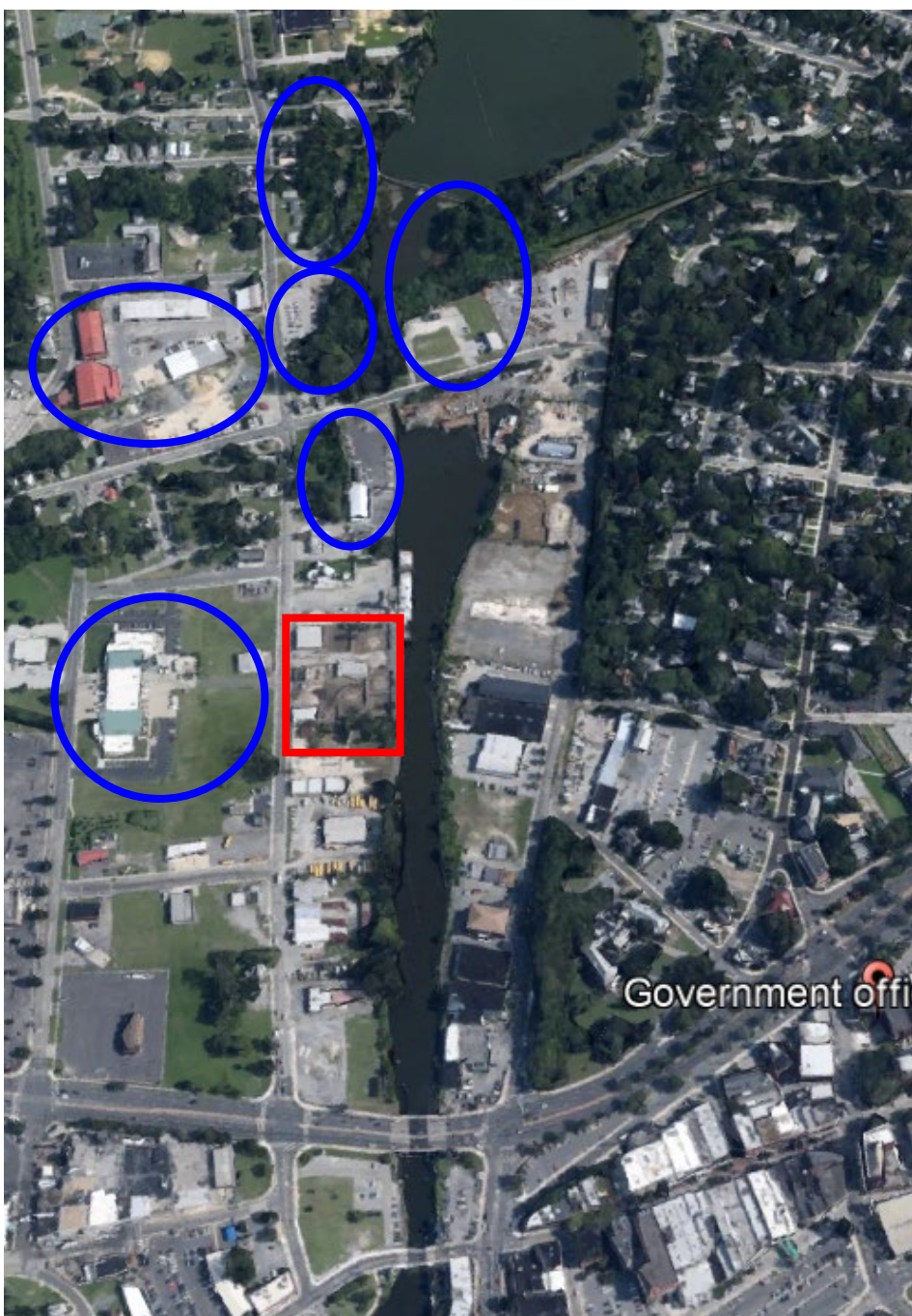




North Prong Park







1. Floating Wetland Dock

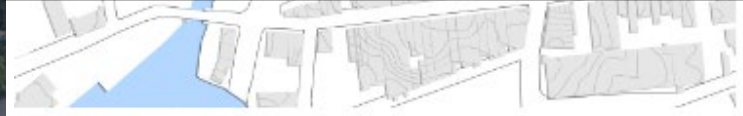
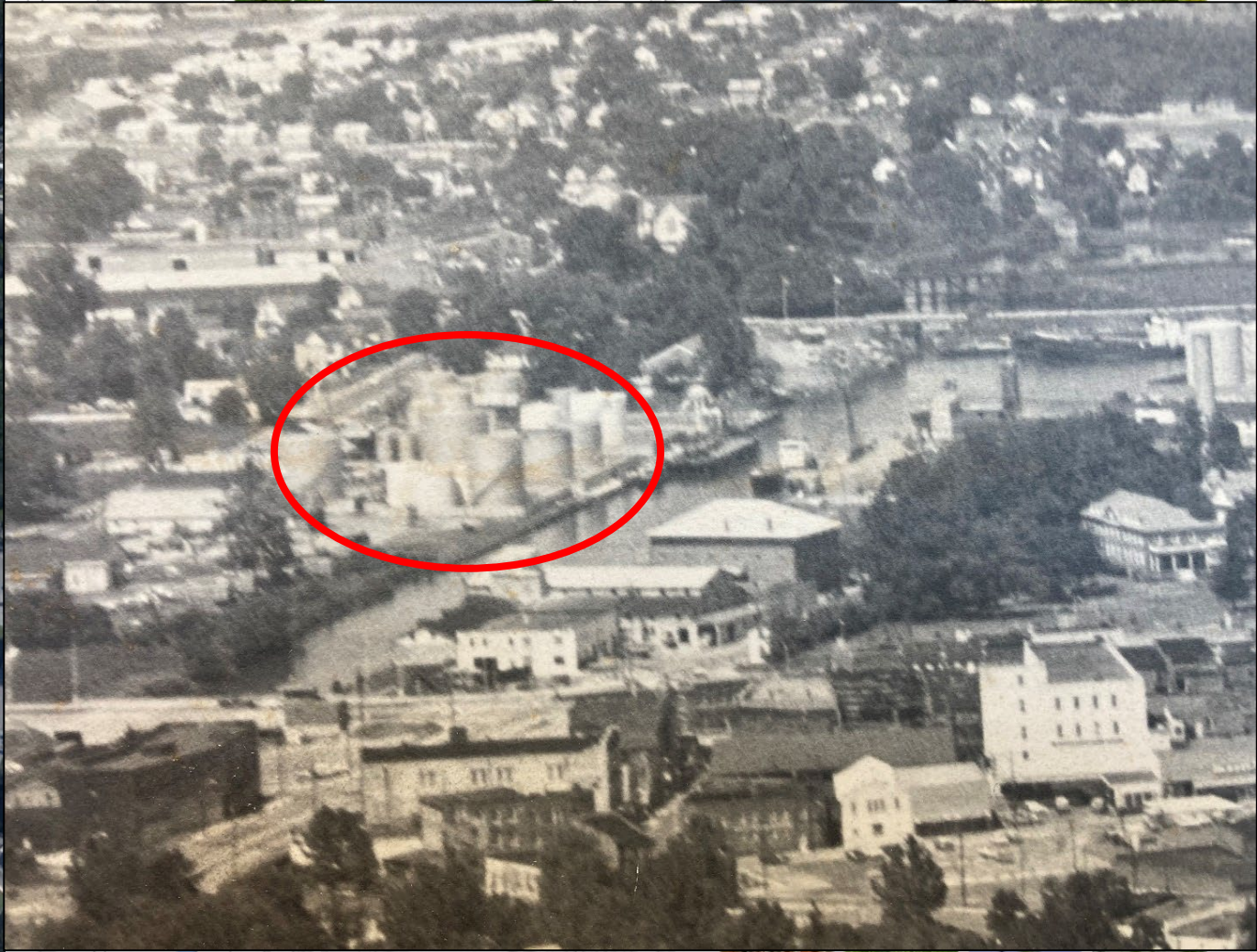
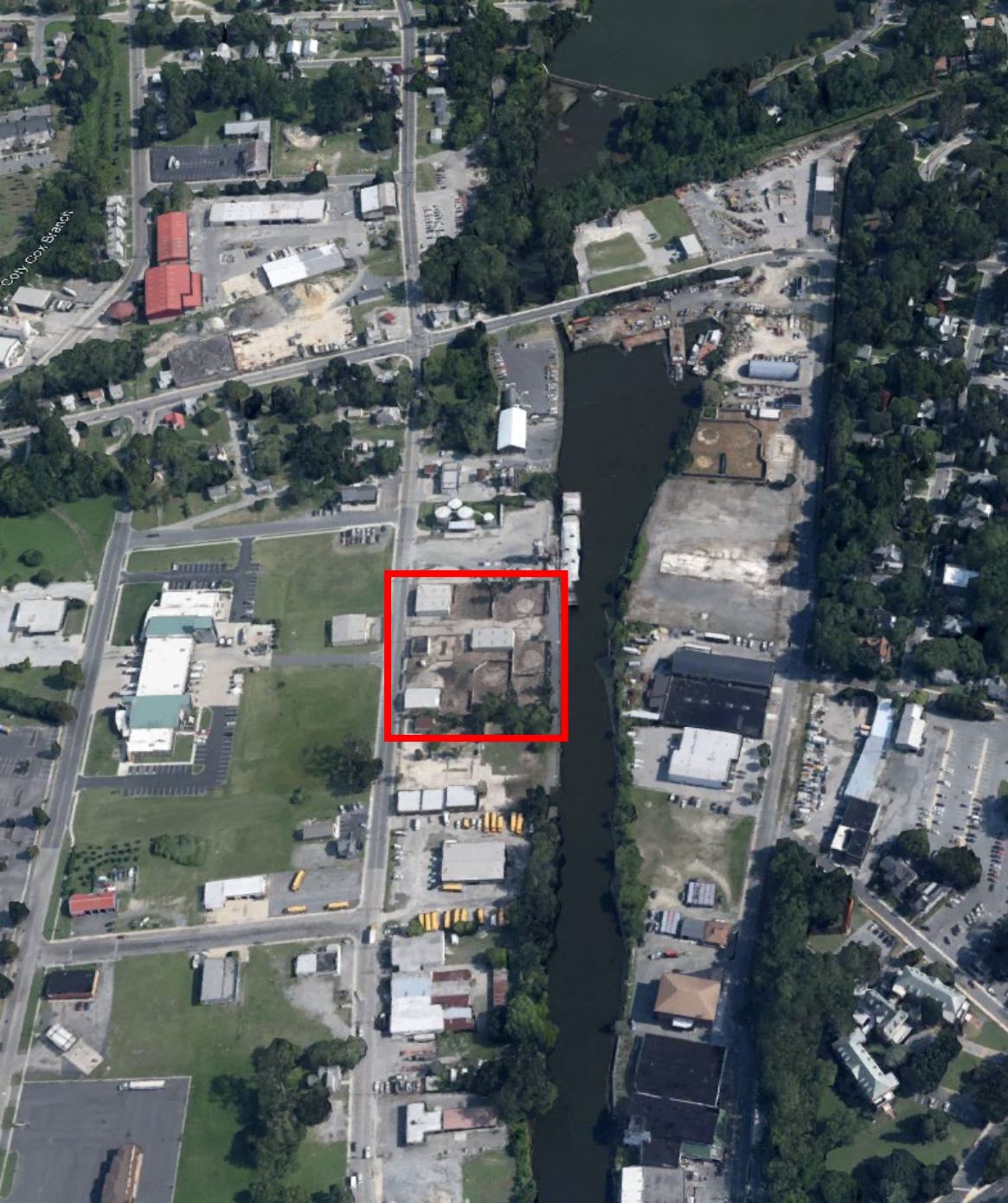


2. Wildlife Plaza



3. Nature Play Space (Climbing Zone)





Canada reeds

Fox sedge

Bald cypress

Flowering dogwood

Steps Taken for 317/325 Lake Street

- City worked closely with MDE Land Restoration Program
- Initiated pursuit of All Appropriate Inquiries (**AAI**) **49 CFR part 312** prior to purchase
- Level I and Level II Environmental Assessments Completed
- No Viable Responsible Party
- Bona Fide Prospective Purchaser

Steps Taken for 317/325 Lake Street

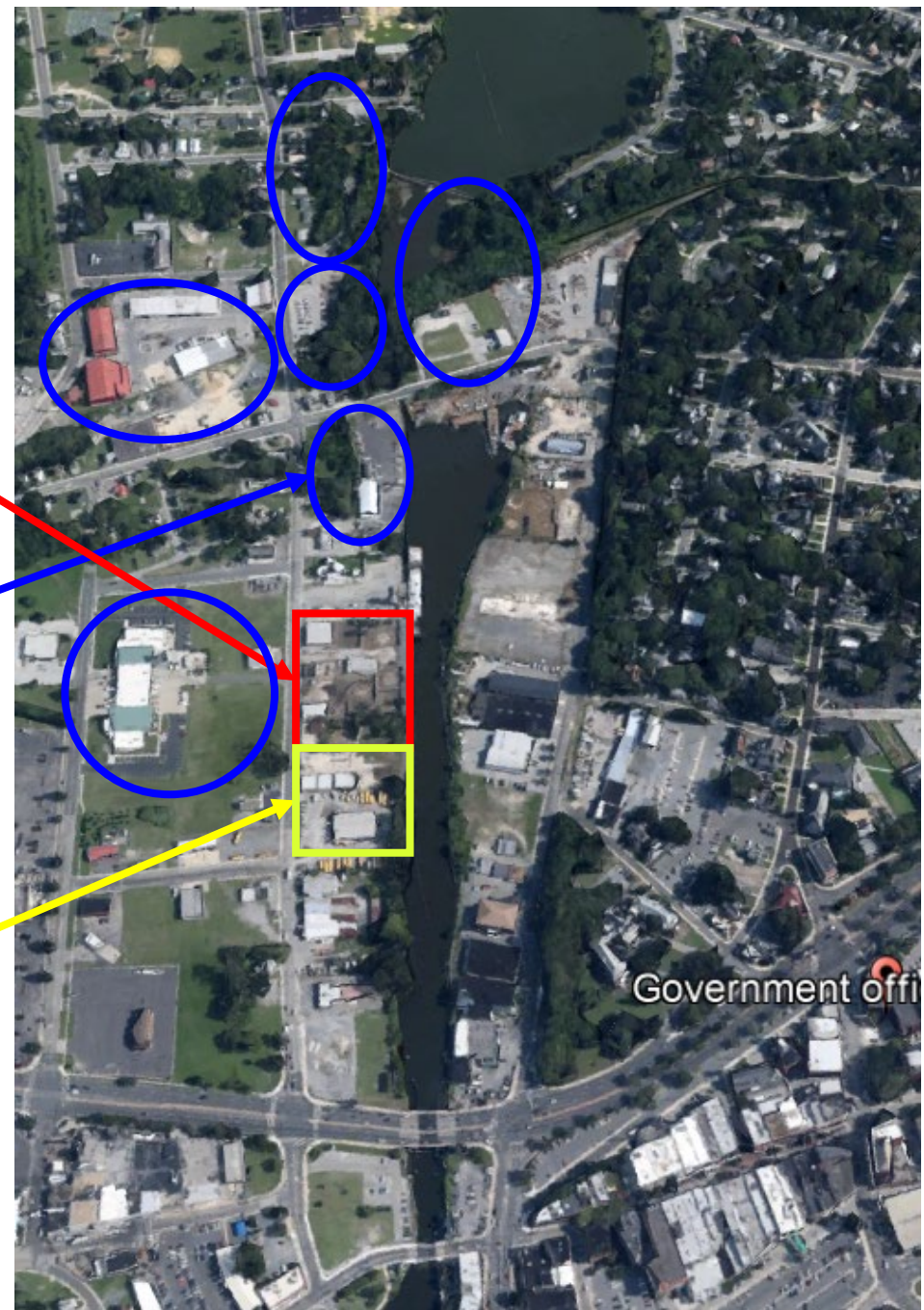
- Risk Evaluation
 - Total Petroleum Hydrocarbons the predominate contaminant of concern.
 - Determination of applicable clean up standards
- Environmental Management Plan
- Approval of remediation approach to enable re-use of the property for intended purpose (Park)
- Final Remediation Design (in process)

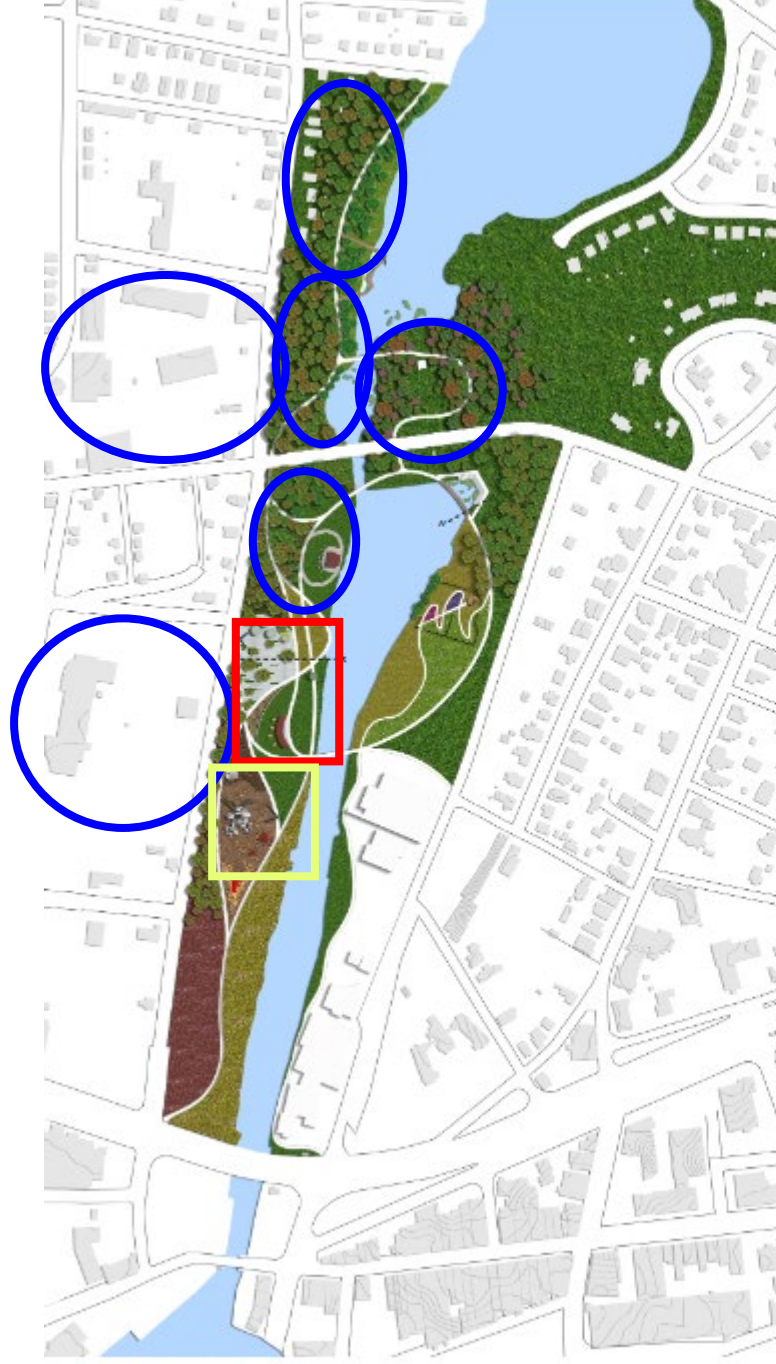
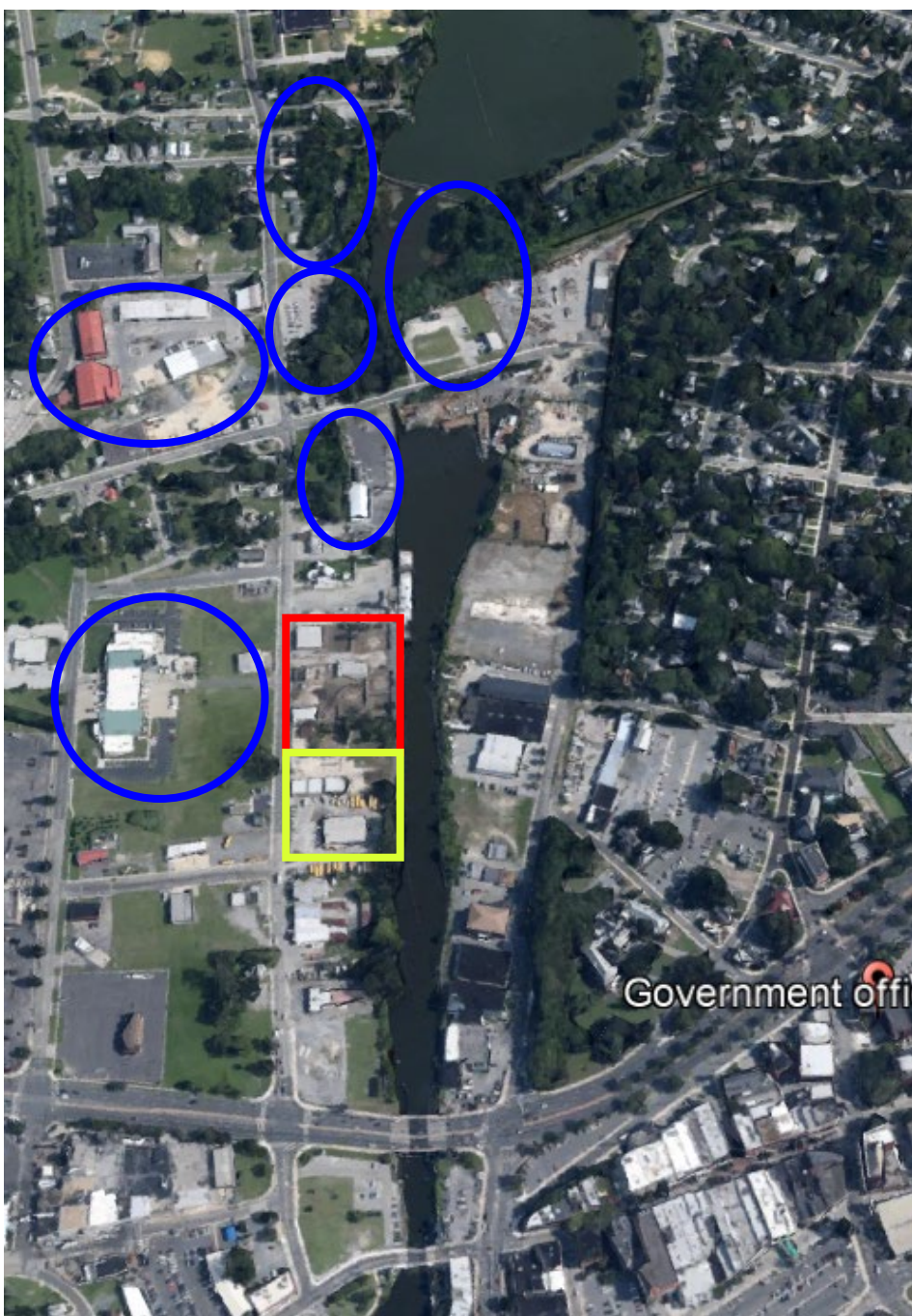
Next Steps

- 317/325 Lake Street (**Current Project**)
 - Review and Approval of Final Design (Soil Cap)
 - Remediation Funding (Applying for Grants)
 - Soil Cap Construction

- Utilities Branch Property (**Initiated**)
 - Awaiting completion of Level II Assessment
 - Results will help determine remediation requirements for use as Park land

- **Acquisition of Adjacent Properties (Future)**
 - All Appropriate Inquires (AAI)
 - Level I Assessment
 - Level II Assessment (Anticipated)
 - Bona fide prospective purchaser status
 - Determination of remediation requirements for use as Park land





1. Floating Wetland Dock



2. Wildlife Plaza



3. Nature Play Space (Climbing Zone)



Take Aways

- Staff and Elected Officials are not necessarily versed in Environmental Regulations.
- Consults/Contract Engineers may not consider or investigate the prior property use or activities.
- All Appropriate Investigations (AAI) should be completed prior to purchasing property.
- MDE Land Restoration Program - valuable resource for guidance and support