Council Communication

Department: Community Development Case/Project No. N/A	Ordinance No. N/A Resolution No. 24- ____	City Council October 7, 2024

Subject/Title

Acquisition of the northeast corner of the South Expressway and Veterans Memorial Highway (a former Shooting Range)

Background/Discussion

The property located at the northeast corner of the South Expressway and Veterans Memorial Highway is currently a vacant property and was formerly a shooting range. The site is known to be contaminated with lead bullets in the soil. The current owner along with an environmental firm has been trying to clean the contaminated soil for the past year but has been unsuccessful.

Community Development staff was contacted by the owner's consultant to inquire about an EPA Brownfields Cleanup Grant. Staff along with environmental consultants have been working together along with the IDNR and EPA to determine if the site would be a good candidate for to apply for a Brownfields Cleanup Grant. After reviewing past cleanup attempts, completing a Phase I and discussions with the EPA, it was determined that the site would be a good candidate to apply for a Brownfields Cleanup Grant.

One of the requirements for applying for a Brownfields Grant, is that the City must own the site at the time of application; therefore, the City is needing to acquire the site. With the acquisition is a Real Estate Transfer and Remediation Agreement (attached). In this agreement it states that the transfer of property will be $100. The application for the Brownfields Cleanup grant is due in November and staff is working with their partners to prepare all the documents needed to apply.

A resolution has been prepared authorizing the acquisition of the property for $100, specifically to apply for the EPA Brownfields Cleanup grant. If the application for the grant is not approved, the City will resell the property back to the owner for the same price.

Recommendation

Approval of the resolution authorizing acquisition of the northeast corner of the South Expressway and Veterans Memorial Highway (a former Shooting Range) and authorizing the Mayor to execute the Real Estate Transfer and Remediation Agreement and other related closing documents.

Attachments

1. Aerial Location
2. Real Estate Transfer and Remediation Agreement
3. Resolution