

Brownfield Redevelopment Partnerships

Making it Simple in Tennessee



*Andrew Marchioni,
V&S Memphis Galvanizing LLC*

Consultant vs. Industry



"Zinc Protects Steel"

Is the Grass Greener on the other side?

Who is V&S Memphis Galvanizing?

- Steel Coating Facility



"Zinc Protects Steel"

Background

V&S Growth – Options

Inorganic



Resolution: 4000 x 3200 px - free download - www.psdgraphics.com

Organic Growth



"Zinc Protects Steel"

V&S Growth

- Organically Grown
 - Not This



"Zinc Protects Steel"

V&S Growth

- Organic Growth
 - This



"Zinc Protects Steel"

Fite Road, Millington, TN

Why Do Brownfield Matter to V&S?



- Actively tried to improve the areas we move into
- Galvanizing is a perfect re-use for a contaminated or devalued site
- Better reception by...



V&S Brownfields

- V&S Has Redeveloped 3 brownfields
- 1. Amboy, NJ (1999)
- 2. Delaware (2008)
- 3. Memphis (2014)



V&S Delaware



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Background Information

V&S Delaware



- Received the maximum funding from the state
- Worked with 3 agencies



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Brownfield Redevelopment Partnerships

- Didn't start simple in Tennessee
- Scheduled A File Review April 26, 2013

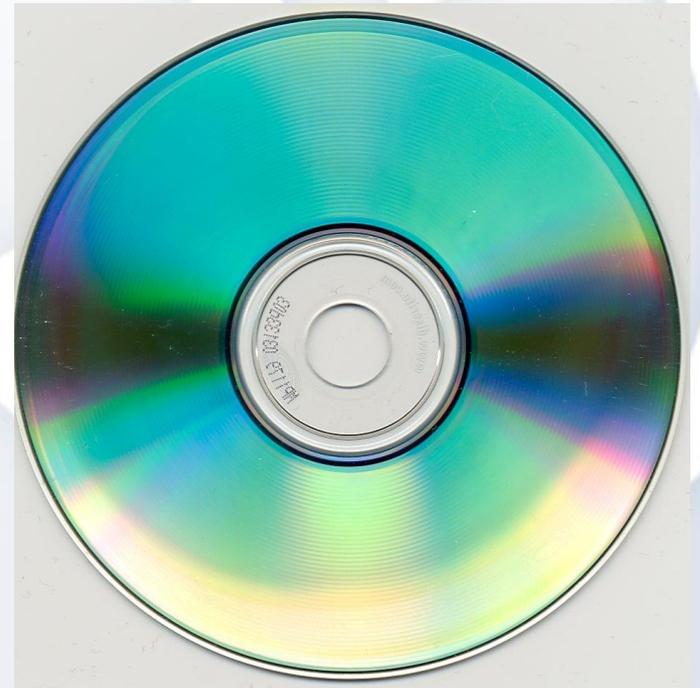


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Memphis Field Office

Brownfield Redevelopment Partnerships

- No Files
- Did meet with Jordan English
- Promised Files ASAP
- Detailed discussions on the former Chromasco Facility



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Memphis Field Office

V&S TN Brownfield Timeline

**April 26, '13
Site
Walkthrough**

July 8 '13
Phase I ESA,
Asbestos
Survey, and
initial Phase II
Complete

Aug '13 –
Submit
Brownfield
Application
and Final
Work Plan

November '13
– Started
Demolition

May '13 Files
sent to V&S
via CD

July 25 '13
TDEC Work
plan Meeting

October '13 –
Received
Executed
Brownfield
Development
Agreement

November '14
– V&S
Memphis
Opened



"Zinc Protects Steel"

Chromasco - 3368 Fite Road, Millington



"Zinc Protects Steel"

April 26, 2013

Best Description of Chromasco Site



"Zinc Protects Steel"

Image Courtesy of NASA

V&S Memphis April 2013



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Design for Galvanizing

V&S Memphis – April 2013

Offices and garage



Ferro-Chrome Stockpiled

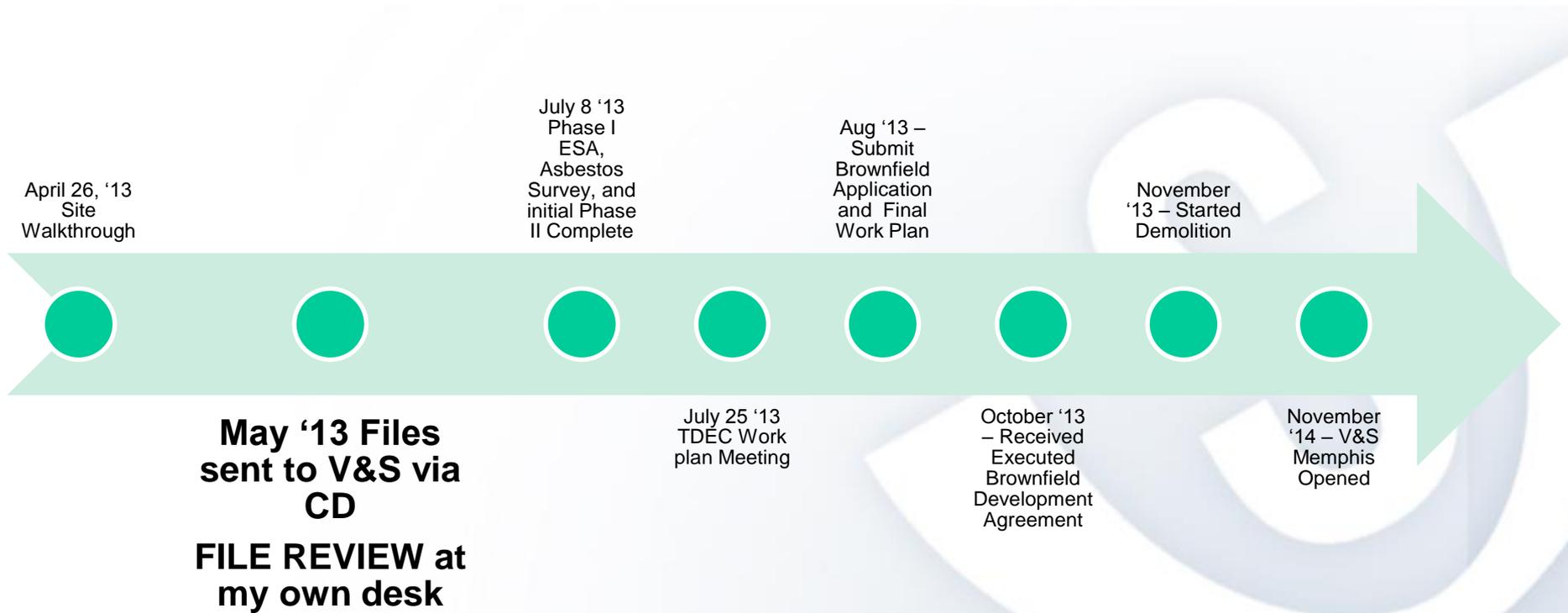


Stockpiled material - washing offsite



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V&S TN Brownfield Timeline



"Zinc Protects Steel"

File Review

Former Chromasco Facility
(Current V&S Exit Gate)



File Review



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Chromasco circa 1968

TDEC Communication

- Jordan English
 - Provided excellent details and information on past site work
 - Discussed pathways forward to re-use
 - Detailed what V&S needed to submit in a Work Plan



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Site reuse

V&S TN Brownfield Timeline

**July 8 '13
Phase I ESA,
Asbestos
Survey, and
initial Phase II
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Submit
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**July 25 '13
TDEC Work
Plan Feasibility
Meeting**

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Initial TDEC Feasibility Meeting

- July 25, 2013
 - Jordan English
 - Andy Chivas
 - Ahmet Bulbulkaya
 - Steve Goins Deputy Director (Stand in for him)



July 25, 2013 TDEC Feasibility Meeting

- Presented V&S Plans
- Submitted draft simplified Work Plan
- Received guidance on the TN Brownfield Program and associated fees for
 - Agreement
 - Program Entrance
 - Remediation
 - Soil Management Plan (O&M)



Feasibility Meeting Outcome

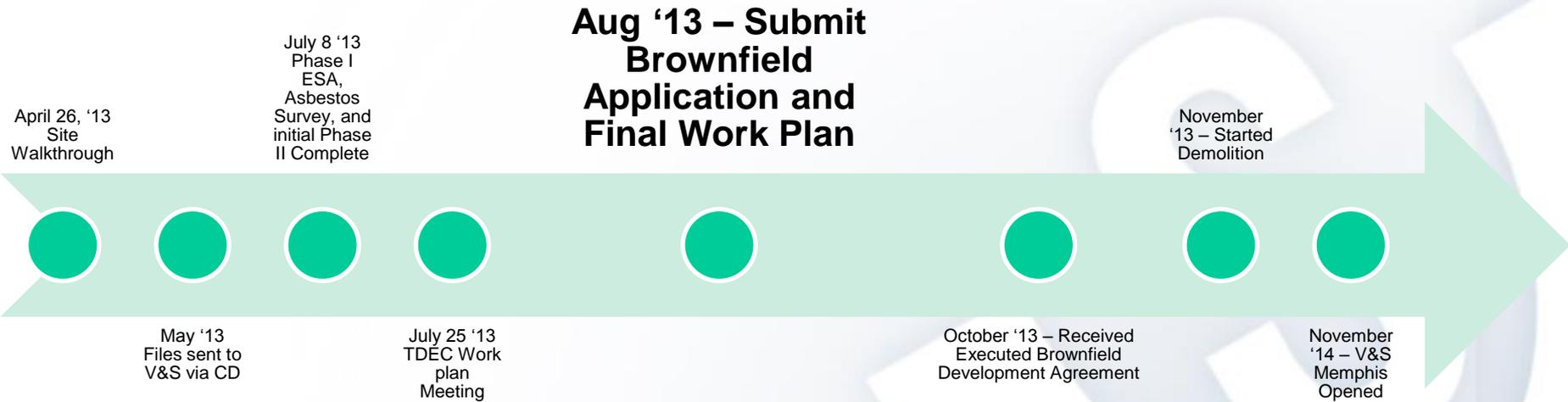
- TDEC Open to V&S Approach
- Loved Simplified Work Plan
 - (all meat and no potatoes)
- Positive Meeting – V&S commitment to this site based on this meeting!
- V&S was being courted by Arkansas



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V&S TN Brownfield Timeline



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Work Plan

- Included new data from V&S Phase II and Phase II Addendum by Pangean CMD Associates (Now ecs)
- Identified three distinct water bearing zones
- Proposed an On-Site cap (building, storage lot, and grass cover)



Work Plan – Proposed (Cont.)

- Settlement pond during construction
- Dust monitoring for worker and area exposures (Risk management)
- Asbestos Abatement



Work Plan – Proposed (Cont.)

- The Caps eliminate
 - Direct Contact of Hexavalent Chromium
 - Vertical migration of perched groundwater that generated Hexavalent chromium water
 - Preventing surface migration through the contaminated soils with the building and storage yard
 - Leveling, covering, and vegetation cover



V&S TN Brownfield Timeline



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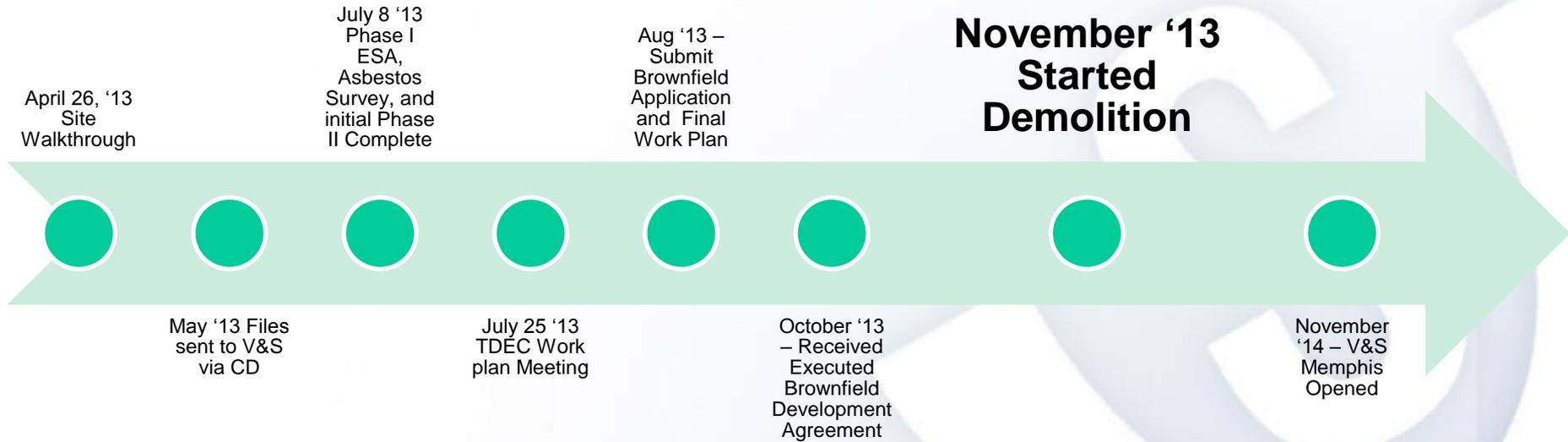
Brownfield Agreement



- Our environmental attorney and I completed the Brownfield agreement using the TDEC baseline
- Submitted \$3,000 agreement, \$750 entry fee, and \$2,500 Remediation Plan



V&S TN Brownfield Timeline



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Construction (Demolition)

- November 2013



Site Visit to Construction
with fully executed
brownfield agreement in 7
months

Communication within TN Departments

- Maintained one main point of contact throughout the project
- Handled questions and issues with all TDEC Divisions and local agencies
- Simplified our construction process



Communication within TN Departments

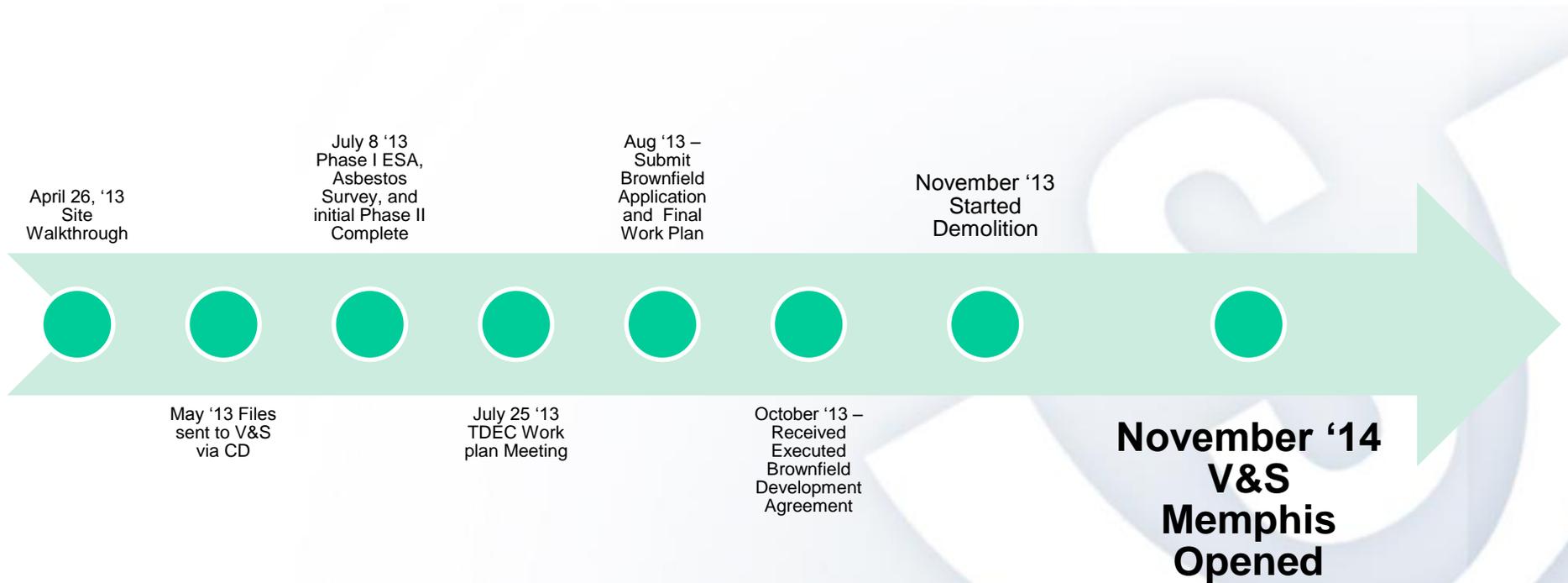
- V&S gives TDEC ...



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Design for Galvanizing

V&S TN Brownfield Timeline



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Flyover



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Design for Galvanizing

V&S Memphis \$15 Million Facility



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Design for Galvanizing

Entrance and Exit



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80 Local Employees

Any Questions?



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Design for Galvanizing