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Title: Status of the Remediation Work at the Cabot-Koppers Superfund Site (B)

The purpose of this item is to hear a presentation from Rusty Kestle, Remedial Project Manager, United States Environmental Protection Agency (USEPA) and Kelsey Helton, Professional Geologist II, Florida Department of Environmental Protection Agency (FDEPA) on the status of the Cabot-Koppers Superfund site. ****STAFF PRESENTATION 15 MINS****

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Since the last update, Beazer East, Inc. (Beazer) and Cabot Corporation (Cabot) have completed a number of tasks as a part of the remediation of the Cabot-Koppers site. USEPA and FDEP will update the Commission on the tasks completed and the status of the overall project.

The Cabot-Koppers Superfund site consists of 140 acres located in the City of Gainesville, Florida. The site is made up of two properties: the Cabot property and the Koppers property. The western portion of the site is the Koppers property which includes 90 acres. The eastern portion of the site is the Cabot property which covers 50 acres. Beazer is responsible for cleanup of the Koppers site. Cabot is responsible for cleanup of the Cabot site.

The Koppers property was a wood treatment facility that operated between 1916 and 2009. Businesses and residential units border the site to the north, west, and south of the site. The Gainesville Public Works Complex and Springstead Creek are located to the northeast of the site. The Cabot site and undeveloped lands border the site to the east.

The Cabot property produced pine based products and charcoal. Currently, a shopping mall, car dealership and several other businesses operate on the Cabot Corporation site.

In 1984 The United States Environmental Protection Agency (EPA) placed the Cabot-Koppers site on its

Superfund Program's National Priorities List (NPL) because of contaminated soil and ground water. Beazer East, Inc. and Cabot Corporation are the potentially responsible parties (PRPs) for the clean-up.

The EPA has regulatory authority for the site and is responsible for ensuring that Beazer East, Inc. and Cabot Corporation comply with the Record of Decision (ROD) for the site. The ROD defines the required cleanup plan for the site. EPA issued its original ROD for the site in 1990. EPA issued a new ROD in 2011.

In July 2013, Beazer entered into an agreement with the Department of Justice for design and implementation of remedy for the Koppers Site. In November 2014, Beazer completed the remediation of contaminated soils for 103 residential structures, 7 commercial buildings, and 4 vacant lots located near the Koppers property. Beazer entered into a settlement agreement with the City of Gainesville in November 2014. The City used settlement funds from Beazer for infrastructure improvements in the community. In August 2016 GRU completed the water improvements to the offsite area in 2016. In December 2016, the Public Works Department completed the paving of the streets in the area.

In 2015 the City Commission heard a presentation on a blight study for the area and determined that it would seek alternative approaches to develop the areas, rather than the creation of another Community Redevelopment Area (CRA) District for the area. Staff will be preparing to discuss other alternative approaches to a CRA District as a part of the budget discussion in FY18.

Clean-up costs are being borne by the PRP's. There are some costs being absorbed by GRU and Public Works for reviewing information and providing input and feedback to EPA and FDEP on technical documents.

The City Commission: 1) hear a presentation from Rusty Kestle, EPA and Kelsey Helton, FDEP on the status of the Cabot-Koppers Superfund Site; 2) provide policy direction to City staff relating to the Superfund site; and 3) communicate the Commission's direction to the appropriate federal and state agencies.