



TO: Mayor
Members of the City Council

FROM: Harold Stewart, City Manager

DATE: February 20, 2024

SUBJECT: EPA Resources Application on Behalf of Trinity Hospital

I. RECOMMENDED ACTION

Direct City Manager to proceed with preparing and submitting an application to Region 8 of the EPA on behalf of Trinity Hospital to conduct a Phase I and Phase II Assessment.

II. DEPARTMENT CONTACT PERSONS

Harold Stewart, City Manager 857-4750

III. DESCRIPTION

Background

With the relocation of Trinity to the new campus a plan needs to be developed regarding the potential reuse/redevelopment of the Downtown Campus. In these types of projects one of the cost deterrents is often the presence and remediation of hazardous materials such as asbestos and lead based paint. Conducting a Phase I assessment helps identify potential hazardous material, and a Phase II Assessment tests identified potential hazardous materials. The EPA would also potentially have resources available for remediation as well.

Proposed Project

The resources available by the EPA for identification, testing and remediation are only available through government entities, meaning Trinity is not able to apply on their own. However, the City can apply on their behalf. Staff recommends Council approve the City Manager applying to the EPA on behalf of Trinity hospital to conduct the Phase I and Phase II Assessments. Verifying the presence of any hazardous materials (or non-existence) and the remediating them is a significant step toward future solutions for the property, whether that be a remodel or demolition.

If the application is approved by the EPA they would send one of their contractors to do the assessments and pay the associated costs.

IMPACT:

Strategic Impact:

Enables the City and community to address a potential roadblock/cost to potentially repurposing the old Trinity Hospital property.

Service/Delivery Impact:

No direct impact to City services or service delivery.

Fiscal Impact:

No immediate cost to the City, if the application is approved by the EPA the costs incurred would be paid directly by the EPA.

V. CITY COUNCIL ASPIRATIONS

This project would qualify for all of the Council Aspirations

VI. ALTERNATIVES

Council could choose not to direct Staff to apply. Trinity or a potential user of the property would then need to be responsible for the costs of an assessment if deemed necessary. Not having the assessments completed could result in a longer timeline of repurposing and lack of interest from a developer due to cost concerns.

VII. TIME CONSTRAINTS

No time constraints.

VIII. LIST OF ATTACHMENTS

- A. Pre-Application Checklist
- B. <https://www.epa.gov/brownfields/forms/region-8-targeted-brownfields-assessments>
(application and program information from EPA website)