

Consider Authorizing the Town Manager to Sign Brownfields Agreement with NCDEQ



**Town Council Meeting
March 12, 2025**

Staff Recommendation

Adopt R-7 authorizing the Town Manager to execute a Brownfields Agreement with the North Carolina Department of Environmental Quality (NCDEQ) for the Police Station property located at 828 Martin Luther King Jr Blvd.

Background

2021 - 2024

Town held 7 public meetings

Sept 18, 2024

NCDEQ held public meeting

Dec 30, 2024

NCDEQ sent signed agreement

Overview

- **The agreement doesn't** make any decisions about future development on the site.
- **The agreement does** say what uses will be allowed on the property and what types of remediation would be required for each use.

Overview

- The agreement says we **can't** put housing on the property. It also prohibits childcare centers, adult care centers, and schools.
- The agreement says we **could** put a municipal services center, recreational space, transit access, office, retail, and parking – all with NCDEQ-approved coal ash remediation.

Overview

- Once we sign the agreement, additional monitoring and reporting requirements start.
- We will be required to annually report on site conditions and consistency with the agreement.

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Proposed Next Steps

March 13	Engage Chapel Hill page
April 16	Council Work Session
April 21	Public Meeting
April/May	Meet with under-engaged communities
May/June	Return to Council with updates

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