

**I, Brittney Hunt, Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2025-03-12/R-7) adopted by the Chapel Hill Town Council on March 12, 2025.**



**This the 13th day of March, 2025.**

*Brittney N. Hunt*

**Brittney Hunt  
Town Clerk**

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE A BROWNFIELDS AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY FOR THE CHAPEL HILL POLICE STATION PROPERTY LOCATED AT 828 MARTIN LUTHER KING JR BLVD (2025-03-12/R-7)**

WHEREAS, the Town acquired property at 828 Martin Luther King Jr Blvd in 1981 and built a police station; and

WHEREAS, coal ash material was placed on the property before the Town purchased it; and

WHEREAS, the Town conducted Phase 1 & 2 Environmental Site Assessments of the Police Station property in 2013 as part of an asset study; and

WHEREAS, the Town conducted Phase 1 & 2 Remedial Investigations from 2015-2017 to learn the full extent of the coal ash contamination on the property; and

WHEREAS, in 2018, the Council passed a resolution authorizing the Town Manager to apply for a non-binding determination of NC Department of Environmental Quality (NCDEQ) Brownfields Program eligibility and to take additional steps for remediation at the police station property in conjunction with trail improvements; and

WHEREAS, in October of 2019, the NCDEQ notified the Town that the police station site project was eligible for the Brownfields Program; and

WHEREAS, in 2021, the Town completed phase 1 remediation by removing and managing exposed coal combustion products along Bolin Creek Trail as part of the trail improvement project; and

WHEREAS, the Council contemplated a public-private partnership and Brownfields Agreement for the site that would have included a mixture of uses including a municipal services center and housing, staff recommended that housing not be considered for the site and this is reflected in the latest version of the Brownfields Agreement; and

WHEREAS, from 2021 to 2025, the Town, under the guidance of the state, completed and updated various studies and reports including a risk assessment, options and costs for remediation, and an environmental management plan for the property that are all posted on the Town's project web page; and

WHEREAS, in May of 2024, the EPA responded to a petitioner who requested a Preliminary Assessment by recommending that future site activities continue to be conducted under the purview of the NC Brownfields Program; and

WHEREAS, a Brownfields Agreement gives the Town the ability to proceed with state-guided remediation, it also allows the Town to decide what form of remediation is best for our community; and

WHEREAS, in September of 2024, the NCDEQ held a public meeting to share information and receive public comments about the draft Brownfields Agreement; and

WHEREAS, in December of 2024, the NCDEQ staff sent Town staff a signed copy of the attached Brownfields Agreement; and

WHEREAS, the Brownfields Agreement would allow the Town to work with NCDEQ to remediate the site and redevelop the property for a municipal services center, recreational space, transit access, and parking, it does not allow housing on the property, nor does it make any decisions about the future of the property; and

WHEREAS, a final decision about site remediation and future uses of the property will be made by the Town Council in consultation with the community and Town staff, with the goals of upholding public safety and environmental stewardship.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to execute a Brownfields Agreement with the North Carolina Department of Environmental Quality for the Chapel Hill Police Station property located at 828 Martin Luther King Jr. Blvd.

This the 12th day of March, 2025.