



Legislation Text

---

File #: 21-1137, Version: 1

---

City of Alexandria, Virginia

---

MEMORANDUM

**DATE:** JUNE 16, 2021

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** MARK B. JINKS, CITY MANAGER /s/

**DOCKET TITLE:**

Consideration of an application for the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund Site Assessment and Planning Grant regarding the former GenOn Power Plant Site Redevelopment.

---

**ISSUE:** Should the City apply to the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) to fund expert technical assistance and support plans to demolish and remediate the former GenOn power plant site?

**RECOMMENDATION:** That City Council:

1. Approve the Resolution (Attachment 1) for the VBAF grant application in the amount of \$50,000 and 100% matching commitment; and
2. Authorize the City Manager to execute all the necessary documents that may be required.

**BACKGROUND:** The VBAF was established to provide grants to local governments to promote the restoration and redevelopment of brownfield sites and to address environmental problems to reuse so that these sites can be effectively marketed to new economic development prospects. VBAF Site Assessment and Planning Grants, in amounts up to \$50,000, are available to assist with the costs of environmental and cultural resource site assessments, development of remediation and reuse plans, assessment of significant archaeological resources or demolition and removal of existing structures, or other site work necessary to make a site or certain real property usable for new economic development. Applicants may apply for one project per fiscal year and a local match of 100% is required.

**DISCUSSION:** The demolition and redevelopment of the former GenOn power plant site is important to the City and the residents living nearby this site. Given the history of this industrial site, staff anticipates that remediation will be required during the redevelopment process. The City also must ensure demolition and remediation efforts protect public health, quality of life and the environment. For these reasons, staff proposes to apply for the VBAF grant to provide technical assistance with the following tasks:

- Provision of highly technical guidance and expectations to the developer regarding requirements for the demolition and remediation of the site
- Review of technical development submittals regarding the demolition and remediation plans including Phase I & II environmental assessments, site characterization reports, risk assessments, remediation action plans and health and safety plans

As this project continues, staff may propose future VBAF applications for Council consideration.

**FISCAL IMPACT:** The total amount of the project cost is \$100,000, of which \$50,000 would be grant-funded. The 100% local match (\$50,000) would be funded using FY 2022 capital improvement funds from the Planning & Zoning Development Studies CIP project account. Council previously approved these funds in FY 2022 with the intent of supporting development studies such as those associated with the Old Town North Small Area Plan.

**ATTACHMENT:** Resolution VBAF Grant

**STAFF:**

Emily A. Baker, Deputy City Manager  
Yon Lambert, Director, T&ES  
Karl Moritz, Director, P&Z  
William Skrabak, Deputy Director, T&ES  
Khoa Tran, Environmental Program Manager, T&ES