

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

PUBLIC NOTICE OF PROPOSED BROWNFIELD AGREEMENT SITE

Pursuant to the Mississippi Brownfields Voluntary Cleanup and Redevelopment Act Mississippi Code Annotated Sections § 49-35-1 through § 49-35-27 (Act), notice is hereby given that Jack's Family Restaurants, LP ("Jack's") has submitted an application to the Mississippi Department of Environmental Quality (MDEQ) to enter into a Brownfield Agreement with the Mississippi Commission on Environmental Quality (MCEQ) with regard to a tract of land located in Section: 34, Township: 15 N, Range: 12 E in Louisville, Mississippi and more particularly described as the former Team Motors and South Church Street Shell Station. The proposed Brownfield Agreement Site previously operated as an automotive maintenance shop, a retail shop, and a bulk petroleum storage site. Prior uses of the property have impacted soil and groundwater at the Site. Volatile Organic Chemicals (VOCs) and petroleum related compounds have been detected above State regulatory limits in site soil and groundwater. Jack's has proposed to properly remove Asbestos Containing Materials (ACM) from Site structures before demolishing said buildings, install and operate an ozone injection system to remediate groundwater impacts, and install a vapor barrier beneath the footprint of the proposed building site. Paired with the active remediation, Jack's will file a land use restriction with the property deed, and enter into a Brownfield Agreement to control or eliminate exposure to contamination while remediation is ongoing. The proposed future land use of the site will be a commercial building, specifically a fast food restaurant. The Brownfield Agreement Site will be subject to an environmental covenant restricting the future site use, including all impacted media.

The staff of the MCEQ has evaluated the proposed Brownfield Agreement and believes that, with the conditions and restrictions contained within the proposed Brownfield Agreement, the site will be in compliance with all applicable State and Federal laws and standards and will be protective of the public health and the environment once the Brownfield Agreement is completed. Therefore, the staff of the MCEQ has made a preliminary decision, based on available information, to recommend to the MCEQ that the proposed Brownfield Agreement be approved.

Based on site specific public health and environmental risks as provided by the Act, MDEQ believes the remedial action including an Environmental Covenant and Brownfield Agreement will be protective of human health and the environment. The public is invited to submit any written comments regarding the proposed Brownfield Agreement no later than close of business on September 12, 2020 to Thomas Wallace at:

Mississippi Department of Environmental Quality
P.O. Box 2261
Jackson, Mississippi 39225
Phone: 601-961-5728

All comments received by that date will be part of the record and considered in the formulation of a final decision in this matter. A copy of the proposed Brownfield Agreement is available for inspection and copying at MDEQ offices located at 515 East Amite Street, Jackson, MS by contacting MDEQ's Public Record office at (601) 961-5758. A copy of the proposed Brownfield Agreement is also available for inspection at the county courthouse of Winston County, Mississippi. It is expected that the MCEQ will consider the proposed Brownfield Agreement during its regular meeting to be held at 9:00 a.m. on Thursday, September 24, 2020 at 515 E. Amite Street, Jackson, Mississippi. Questions or comments should be directed to the MDEQ representative set forth above.